



November 14, 2017

Susan Morales EPA Region 10
1200 Sixth Avenue, Suite 900
Mailstop: ECL-112
Seattle, WA 98101

Dear Ms. Morales:

Enclosed is a proposal for a US Environmental Protection Agency (EPA) FY2018 Coalition Community Wide Assessment (CWA) Brownfield Grant. The City of Idaho Falls (City), as lead applicant, is partnering with the Idaho Falls Redevelopment Agency (IFRdA) and the Bonneville Metropolitan Planning Organization (BMPO) to request \$600,000 in Coalition CWA brownfield funding for FY2018. Our application includes a request for \$351,000 in hazardous substance funding and \$249,000 in petroleum funding.

Applicant ID	City of Idaho Falls 308 Constitution Way Idaho Falls, Idaho 83402	
Grant Type	Assessment	
Assessment Grant Type	Coalition	
Federal Funds Requested	\$600,000	
Contamination	\$351,000 Hazardous Substance \$249,000 Petroleum	
Location	Idaho Falls Metropolitan Area (Idaho Falls, Ammon, Iona, and unincorporated areas of Bonneville and Jefferson counties), Idaho	
Project Contact	Highest Ranking Elected Official	Project Director
Name, Title, and Organization	Rebecca Noah Casper Mayor Phone: 206.612.8235 mayer@idahofallsidaho.gov 308 Constitution Way Idaho Falls, Idaho 83402	Kerry Beutler Assistant Planning Director Phone: 208.612.8278 kbeutler@idahofallsidaho.gov 308 Constitution Way Idaho Falls, Idaho 83402
Population	Idaho Falls MSA - 142,572; Idaho Falls – 60,211	
Poverty	Neither Bonneville nor Jefferson counties have experienced persistent poverty over the past 30 years as indicated by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates.	

Using Community Development Block Grant and Tax Increment Financing funding from our four urban renewal areas, our City has been able to reduce blighted brownfields through redevelopment, but much more of this work is needed in our community. We view this grant as a means to provide an additional funding source for this important work.

I am particularly interested in revitalization within our downtown neighborhoods (such as the Warehouse District) and areas of the central city that have experienced significant disinvestment (such as the Northgate Mile Corridor). Revitalization of these areas will prevent our metropolitan area from growing geographically and reduce our dependence on the automobile. It will encourage vibrant urban villages and improve our connection with the Snake River, which flows adjacent to the Warehouse District.

The City and our Coalition partners would greatly appreciate your support of this grant application. Our vision for our community is to provide every business and resident the opportunity to work and live in a neighborhood that is beautiful, safe, affordable, and easy to access. As with many western cities, over the last several decades development has occurred on the fringes of our towns or in auto-dominant areas. As a result, main streets and central neighborhoods have been neglected, and storefronts and industrial buildings abandoned. The creation of a brownfields program in Idaho Falls is essential to achieving our vision, and can only be accomplished with the EPA's support of our Coalition.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Rebecca L. Noah Casper', with a stylized flourish at the end.

Rebecca Casper, Mayor
City of Idaho Falls

Appendix 3 - Regional Priorities Form/Other Factors Checklist

Name of Applicant: City of Idaho Falls

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Threatened and Endangered Species

Page Number(s): Pages 4, 12, and 13.

Assessment Other Factors Checklist

Please identify (with an **X**) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
The jurisdiction is located within, or includes, a county experiencing “persistent poverty” where 20% or more of its population has lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	X
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion, by identifying in the proposal the amounts and contributors of resources and including documentation that ties directly to the project.	X 9 & 10
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1410 North Hilton • Boise, ID 83706 • (208) 373-0502
www.deq.idaho.gov

C. L. "Butch" Otter, Governor
John H. Tippetts, Director

November 6, 2017

Ms. Rebecca Casper
Mayor
City of Idaho Falls
308 Constitution Way
Idaho Falls, ID 83402

Re: Idaho Falls Coalition Brownfields Community-wide Assessment Grant

Dear Ms. Casper:

This letter acknowledges that the city of Idaho Falls notified the Idaho Department of Environmental Quality (IDEQ), the designated State Environmental Authority; that Idaho Falls has formed a Brownfields coalition made up of the city of Idaho Falls, the Bonneville Metropolitan Planning Organization, and the Idaho Falls Redevelopment Agency. The coalition will submit a Community-wide Assessment Grant for hazardous substances sites and petroleum sites to establish a Brownfields revitalization program for the Idaho Falls, Idaho community. The notification to IDEQ satisfies the notification criterion of the EPA Proposal Guidelines for Brownfields Assessment Grants.

The coalition has identified two Target Areas within the community: the Warehouse District and the Northgate Mile. The Warehouse District is already home to community assets such as the Art Museum of Eastern Idaho and the Idaho Falls Public Library. The area is characterized by some of the oldest commercial/light industrial buildings in the community, many of which are vacant and blighted. In the southernmost portion of the District, there are 20 acres of highly underutilized former industrial land. Approximately 75% of the 30 tax parcels that comprise the area are held by investors in anticipation of redevelopment of the area.

The Northgate Mile is an area that has seen significant disinvestment over that last several decades. The Northgate Mile is centrally located within the community just north of downtown and in close proximity to older low and middle income neighborhoods. While planning efforts are just being initiated for the Northgate Mile corridor, the area presents a great opportunity to create a thriving employment center. Accomplishing this vision also would promote equitable development and livability principles such as enhancing economic competitiveness through the location of jobs within 30 minutes of worker residences, reducing worker auto dependence, and reducing worker income spent on transportation.

IDEQ strongly supports the Idaho Falls brownfields coalition in their Community-wide Brownfields Assessment Grant. The goals of the grant application are to assess the blighted, vacant, and abandoned properties for the potential presence of hazardous substances and petroleum products. IDEQ believes the stated goals in the grant meet the mission for Brownfields assessment and redevelopment.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Traynor", is written over a horizontal line.

Eric Traynor
Idaho Brownfields Program Manager

1. COMMUNITY NEED

1.a. Target Area & Brownfields

1.a.i. Community & Target Area Descriptions

The Idaho Falls metropolitan statistical area (MSA), the third largest in Idaho and has a population of 142,572¹. Its anchor is the City of Idaho Falls (City), and it also includes areas of unincorporated Bonneville and Jefferson counties, and the cities of Ammon and Lona. Idaho Falls (population 60,211) is the largest city in Idaho outside the Boise MSA, and serves as a regional hub for health care, travel and business. It is located along the banks of the Snake River in the Snake River Plain of Eastern Idaho. Idaho Falls (initially named Eagle Rock) originated when entrepreneurs started businesses catering to travelers at the site of a bridge across the Snake River erected in 1865. The railroad arrived in Eagle Rock in 1879 and as with any town of this era, this led to continued growth of the economy. With the construction of a system of irrigation canals sourced from the Snake River beginning in the 1880s, agriculture (principally potatoes, sugar beets and grain) became the primary industry in the area. In 1949, the Idaho National Laboratory (INL) was established. INL is currently the 5th largest employer in Idaho with 3,770 employees and another 5,500 contractor employees. It serves as the nation's command center for advanced nuclear energy research, development, demonstration and deployment.

With its history as a regional hub for Eastern Idaho, Idaho Falls has historically had a diverse economy that has included manufacturing and service industries to support agriculture and the INL. Over the last decade, we have seen significant disinvestment in our older commercial and industrial areas proximal to downtown as businesses have either folded, or moved to areas within the MSA that have easy freeway access creating many brownfields in our central city. Two such areas, and the Target Areas for this project, are the Warehouse District and Northgate Mile Corridor. The Warehouse District is an approximately 60-acre area located on the east bank of the Snake River, adjacent and south of our downtown. It currently includes, from north to south, an approximately 15-acre commercial area adjacent to downtown, one of our oldest residential neighborhoods, and an approximately 25-acre former industrial area ripe for mixed-use redevelopment. Our vision for this area is to create a mixed use urban village. Its proximity and excellent connectivity with our downtown makes this area ideal for this use. The Northgate Mile Corridor is our oldest commercial corridor and is sandwiched between two of our oldest and lowest income neighborhoods. Our vision for this area is to create an employment center with both office and light industrial uses. One challenge in this area is a railyard that limits connectivity to the west. Within these two Target Areas, a large number of brownfield sites have been identified and are hindering revitalization plans.

To address brownfield impacts in the Idaho Falls MSA and our Target Areas, the City has formed a Coalition with the Idaho Falls Redevelopment Agency (IFRdA) and the Bonneville Metropolitan Planning Organization (BMPO). All MSA jurisdictions are BMPO members. Led by Idaho Falls, Coalition partners are working to strengthen the local economy within the MSA with emphasis on social equity accomplished by focusing Project activities in our demographically challenged Target Areas. Brownfields within our Target Areas (i.e. an old stockyard, abandoned gas stations, vacant small scale manufacturing businesses and former auto sales and service facilities) are a significant impediment to economic development, and are a source of disproportionate welfare, environmental, and public health impacts. Assessment funding will significantly support our efforts to develop a comprehensive program to assess, cleanup, and redevelop brownfields in Idaho Falls, with emphasis on our two Target Areas. Environmental assessment projects will benefit the region, paving the way for future redevelopment projects that will generate new property tax revenue, catalyze private investment, improve livability, expand employment opportunities, and address social inequities.

1.a.ii. Demographic Information & Indicators of Need: Demographic data for the United States (U.S.), Idaho Falls, and our two Target Areas are provided in the table below. A demographic statistic unique to our community is INL. Most of INL's 3,770 employees 5,500 contractor employees reside in Idaho Falls. The average INL base salary is \$88,635². INL certainly has a

¹ <https://www.citypopulation.de/php/usa-metro.php?cid=26820>

² INL FY15 Economic Summary

positive impact on the Idaho Falls economy, but impacts Idaho Falls demographic data giving the appearance of less need than exists in the Community (e.g. reduced unemployment, higher median household income, higher educational attainment, etc.).

Despite the impact of INL on demographic data, the Community has a higher rate of poverty and lower median income than both the state of Idaho and the U.S. Much more striking are the demographics in our Target Areas where unemployment and poverty are approximately double the national average. Median income is 44% lower than the national average in the Northgate Mile Area, and 49% lower in the Warehouse District. Other indications of need within our Target Areas include low educational attainment, and a low percentage of home ownership. Further, Bonneville County, in which Idaho Falls is located, has the fifth lowest high school graduation rate of all Idaho counties³.

Data Type	Warehouse District ⁵	Northgate Mile ⁵	Idaho Falls	Bonneville County	Idaho	National
Population	1,894	3,494	60,211 ¹	112,232 ¹	1,683,140 ¹	323,127,513 ¹
Unemployment	9.0%	10.6%	2.2% ³	2.3% ³	2.9% ³	4.4% ³
Poverty Rate	28.6%	27.6%	15.9% ²	13.2% ²	15.5% ²	15.5% ²
% Minority	15%	29%	17.1% ⁴	15.9% ⁴	16.9% ⁴	37.7% ⁴
Median Household Income	\$27,244	\$30,045	44,580 ²	50,762 ²	47,853 ²	\$53,889 ²
% Bachelor's Degree	20%	7%	26.3% ²	27.2% ²	25.9% ²	29.8% ²
% Homeownership	42%	44%	65.4% ²	71.6% ²	68.9% ²	63.9% ²
Land Area (sq. miles)	0.36	2.52	22.35	1,901	82,643	3,531,905

¹ 2016 population estimate: <https://factfinder.census.gov>

² 2011-2015 American Community Survey 5-Year Estimates: <https://factfinder.census.gov>

³ Bureau of Labor and Statistics, August 2017: <https://www.bls.gov>

⁴ 2015 American Community Survey: <https://factfinder.census.gov>

⁵ EJScreen 2011-2015 American Community Survey data

1.a.iii. Description of the Brownfields: Throughout our MSA both large former industrial brownfield sites and smaller commercial brownfield sites (former gas stations, drycleaners, and auto sales and service facilities) are common. A search of state and federal environmental databases indicates 477 listings within our Community. While not all of the sites with a database listing are brownfields, many of our brownfields are not currently on environmental databases. For example, the stockyard site mentioned below as a priority brownfield does not have any associated database listings. We estimate that 250+ brownfields present in our MSA.

For example, brownfields that represent excellent redevelopment opportunities within our Target Areas include: Northgate Mile Corridor - a 12-acre stockyard site (potential contaminants of concern [PCOCs] include arsenic and organochlorine pesticides); a 7-acre property occupied by a largely vacant former navy office building, former gas station, and former dry cleaner (PCOCs include asbestos, petroleum and solvents); several multi-acre former auto dealerships along Holmes Avenue (PCOCs include petroleum and degreasers); and Warehouse District - a severely underutilized 25-acre former industrial area (PCOCs include metals and polyaromatic hydrocarbons); a 5-acre vacant property owned by Utah Power & Light across the street from our Senior Center (PCOCs include polychlorinated biphenyls and petroleum); three former gas station along Yellowstone Avenue (PCOCs include petroleum). Many of the brownfield properties in our Target Areas, including four of the six above-listed brownfield sites, are located adjacent to residential areas where human exposure to PCOCs may be occurring via direct contact and inhalation of particulates as contaminated surface soils are transported to neighboring properties via wind and water, or via vapor intrusion if groundwater or vapor plumes are migrating from these brownfield properties onto adjoining residential properties. Finally, one of our largest priority brownfields, the Oldcastle Precast property (PCOCs include petroleum associated with concrete forms) is located adjacent and south of the Warehouse District and on the banks of the

³ 2017 County Health Rankings - Idaho

Snake River where fish and other aquatic receptors are potentially being exposed to contaminants sourced from the site and from debris observed in the river.

Commercial corridors have played a key role in the geography of development and subsequent brownfield creation in our Community. In the last three years, five auto dealerships (Toyota, Honda, Volkswagen, BMW and Chevrolet) have moved from central city locations (along Holmes Avenue within the Northgate Mile Corridor) to the I-15/US Highway 26 interchange on the southern edge of Idaho Falls. The sites vacated by these businesses remain vacant or severely underutilized and as a result, are on our radar as potential high priority brownfield sites due to their presence within a Target Area, visibility, and redevelopment potential.

1.b. Welfare, Environmental, & Public Health Impacts

1.b.i. Welfare Impacts: The primary welfare issues plaguing our Target Areas are blight, lack of affordable housing and crime. Blight is a problem throughout our MSA, and is most prevalent in our Target Areas. In 2006, and updated in 2016, a blight study of Idaho Falls' downtown urban renewal district (URD), located just north of the Warehouse District, was completed. In 2016, 18 areas/properties rated in very poor condition with structural damage, persistent vacancy, and/or unsanitary conditions⁴. Idaho Falls is currently considering designation of the Warehouse District as a URD due to an even greater prevalence of blight than within the downtown URD.

Idaho Falls has the lowest housing vacancy rate outside of the Boise MSA in Idaho, and as a result, rents are rapidly rising. Within Idaho Falls, median rent has increased 16.3% as compared to an increase of 8.2% in the US⁵. The vacancy rate is lowest amongst low-rent housing, making it difficult for our low-income residents to find housing, let alone afford rent. The current waiting period for Section 8 voucher housing is 23-25 months⁶. Furthermore, we currently are a very car-dependent city, so affordable housing generally is not available near employment centers, which presents a significant hardship on low income single car households. Moreover, outreach performed in completing our 2013 Comprehensive Plan indicated a strong desire by community members for additional walkways and bikeways linking residential and employment areas.

Crime also is a welfare concern in our Community. The presence of brownfields and blight create a sense of hopelessness leading to depression and drug use, which in turn lead to crime. As an example, 100 to 150 cases of graffiti occur annually in our Community and we recognize that the presence of graffiti sends a negative message that "nobody cares" attracting other forms of crime. Rates of violent and property crime in 2015 in our Community are 2.8 and 27.2 per 1,000 people, respectively, as compared to 2.6 and 22.6 per 1,000 for Idaho as a whole⁷.

1.b.ii. Cumulative Environmental Issues: Prescribed and agricultural burning impacts air quality in our MSA. Also, smoke levels from summer wildfires often increase particulate air pollution levels. Smoke from wood burning stoves combined with strong winter temperature inversions has led to significant pollutant accumulation as well. Poor air quality causes increased rates of asthma and other chronic respiratory conditions. To document poor air quality, we have used the US Environmental Protection Agency's (EPA's) Environmental Justice Screen Tool (see table below). The climatic conditions that create poor air quality in Idaho Falls enhance the negative effects on air quality sourced from brownfields identified in Section 1.a.iii. Bonneville County also is one of only four Idaho counties with large particulate (PM₁₀) nonpoint source emissions of greater than 5,000 tons annually, related to seasonal dust sourced from nearby agricultural operations.

Selected Variables EJ Index	State Percentile	EPA Region 10 Percentile	US Percentile
Air Particulates (PM _{2.5})	92	89	74
Ozone	93	92	78
NATA Respiratory Hazard Index	94	88	80
Traffic Proximity and Volume	96	92	84
Lead Paint Indicator	98	96	86

Data obtained using EJScreen (<http://www.epa.gov/ejscreen>) on 10/14/17.

⁴ Downtown Idaho Falls Slum and Blight Study

⁵ <http://www.deptofnumbers.com/rent/idaho/idaho-falls/>

⁶ Personal communication, Idaho Housing and Finance Association, 10/17/17

⁷ https://ucr.fbi.gov/crime-in-the-u.s/2015/crime-in-the-u.s.-2015/tables/table-8/table-8-state-pieces/table_8_offenses_known_to_law_enforcement_idaho_by_city_2015.xls

The Snake River is considered a vital Community asset. Its banks are lined with parks as it flows through the heart of our MSA (including the Warehouse District), providing access for fishing and other forms of recreation. Unfortunately, agricultural runoff from farms and ranches in the Snake River Plain and many other areas has degraded the quality of River waters. After the first irrigation dams on the River began operation, most arable land bordering the Snake River was cultivated or turned to pasture, and fertilizer, manure and other chemicals and pollutants began washing into the River, greatly increasing the nutrient loads. As a result of irrigation depleted low flows and high nutrient loads, algae blooms frequently occur in the River during the summer. There are four salmonid species that are listed as endangered (Sockeye) or threatened (Summer Chinook, Fall Chinook, and Steelhead) downstream of Idaho Falls. Improvements in water quality in the Idaho Falls area will improve habitat and aid in the recovery of these salmonid species.

Potential exposure to lead in paint is another environmental issue of concern in our Target Areas. As indicated in the previous table, our Target Areas, are in the 98th percentile in Idaho, and the 86th percentile nationally based upon percentage of pre-1960 housing present, which is an indicator of the potential for exposure to lead source from paint. Every home within the Warehouse District was built prior to 1960. Lead is of particular concern for our children as they are more susceptible to absorbing and retaining lead.

1.b.iii. Cumulative Public Health Impacts: Communities with many brownfields tend to have a multitude of public health issues. Common brownfield public health issues include: 1) increased potential for exposures to harmful chemicals sourced from brownfields; 2) food deserts created when disinvestment and blight lead to grocery store relocations; 3) increased crime rates associated with mental illness and substance abuse derived from feelings of hopelessness to which brownfields/blight are contributing factors; and 4) high incidence of respiratory issues associated with exposure to particulate material and volatile chemicals sourced from brownfields that can be further exacerbated by regional air quality issues (see Section 1.b.ii above). The occurrence of these and other public health issues are apparent in our MSA, with a disproportionate impact in our Target Areas.

A few examples of these public health impacts in our MSA include: 1) Three of our priority brownfields (and likely many more) are located adjacent to residences, and as a result, have a high potential to expose nearby residents to harmful chemicals; 2) our Warehouse District Target Area is identified by the US Department of Agriculture as located within a food desert⁸; 3) our MSA has a high incidence of violent and property crime (see Section 1.b.i).

An environmental justice concern in our MSA is that our low income and minority residents are disproportionately exposed to environmental contaminants. Within the Northgate Mile Corridor, nearly all homes were constructed prior to 1960, and as indicated in the EJScreen data above, has a high incidence of lead in paint. At 29%, minorities are much more prevalent in this area than in Idaho at 17%. Further, residents in the Target Area are often located adjacent to brownfields and the potential toxins associated with them. For example, along a 0.5 mile stretch of 1st Street there are 13 sites listed on environmental databases located adjacent to residential properties.

1.c. Financial Need

1.c.i. Economic Conditions: As indicated in our most recent (fiscal year ending 9/30/16) Annual Financial Report⁹, the City of Idaho Falls faces economic challenges that prevent us from funding a brownfield redevelopment program. By far the largest portion of the City's budget is investment in capital assets (e.g. infrastructure and buildings). During the Great Recession, we were forced to defer maintenance on capital assets, and we have yet to "catch up." A geographic factor that presents an unusual economic challenge for a city of our size is the Snake River, and the burden of maintaining more than two dozen bridges that span the River or irrigation canals.

During FY2016, our governmental activity expenses increased \$16,197,622 or 35.7% over FY2015, reflecting the increased cost of goods and services and employee pension expense. This significant increase over the prior year is due to changes in actuarial pension projections and expenditures for capital items. In addition, charges for services increased by \$1,512,636 or 22.5%. During the same period, general revenues increased by only \$5,132,129 or 9.5%. Revenue

⁸ <https://www.ers.usda.gov/data-products/food-access-research-atlas/go-to-the-atlas/>

⁹ Idaho Falls Comprehensive Annual Financial Report – Fiscal Year Ended 9/30/16

increases were from increased property tax and state shared revenues (income and sales tax). In the short term, we have the reserves to cover rising expenses, but these reserves are limited. We are currently working to identify new revenue sources to fill this gap.

1.c.ii. Economic Effects of Brownfields: Preliminary studies completed in preparing this application, and by the Idaho Department of Environmental Quality (DEQ), have documented the presence of 250+ brownfields in our MSA. These brownfields reduce our property tax base, result in lost business opportunity costs, and depress nearby property values.

The table provided below provides a few examples of the impact brownfields can have on property tax revenues. On average, these four properties indicate lost property tax revenue of \$4,400 annually per acre. Based upon our estimate of 250+ brownfields in our MSA, and conservatively assuming an average brownfield size of 1 acre, the total lost property tax revenues associated with brownfields in Idaho Falls is estimated at greater than \$1 million annually.

Property ID	2016 Taxes	Est. Comparative Taxes	Lost Tax Revenue
Stockyards (7 acres)	\$3,738	\$31,600	\$27,862
2-acre Warehouse District Property	\$3,127	\$15,800	\$12,673
0.4-acre Fugate Property	\$456	\$3,012	\$2,556
4-acre Stonefield Property	\$4,152	\$19,750	\$15,598

Studies on the economic impacts of brownfield redevelopment have been completed in many communities located throughout the U.S., and all show significant economic benefits from brownfield redevelopment beyond tax revenue gains. In Wisconsin for example, a study indicated that for every dollar in state funds invested in brownfields leveraged \$27.25 in total investment, and that \$3,000 in investment created one job. Finally, counting only the direct state revenues generated by the business occupants of newly created space, the state has cumulatively recouped \$1.77 billion, a more than 14-fold return on investment¹⁰. A study completed in Oregon found that 51 brownfield redevelopment projects that the state invested in generated \$814 million in private investment and 8,900 jobs¹¹. The EPA itself indicates that through FY2016, on average, \$16.11 was leveraged for each EPA brownfield dollar and 8.5 jobs leveraged per \$100,000 of EPA brownfields funds expended¹². These studies clearly demonstrate the lost opportunity costs associated with brownfields. We strongly believe that many of our brownfields are poised for redevelopment, and with a little boost from an infusion of EPA brownfield grant dollars to fund environmental assessments, we will experience similar economic gains in our MSA.

Studies have shown that homes located near brownfields suffer from depressed valuation. The most recent research completed on this topic was published in the Journal of the Association of Environmental and Resource Economics in January 2017¹³. This comprehensive study utilized a nationally representative sample of brownfields data. The study found that with cleanup, property values increased by up to 15.2%. Tax assessment data for our Community validates this estimate. In the Northgate Mile Corridor, residential properties are located adjacent and behind commercial brownfield properties that front Northgate Mile. Based on this recent study, and increase in home values and tax base will result in this area.

2. PROJECT DESCRIPTION & FEASIBILITY OF SUCCESS

2.a Project Description, Redevelopment Strategy, & Timing & Implementation

2.a.i. Project Description & Alignment with Revitalization Plans: Our Coalition, led by Idaho Falls, and including the BMPO and the IFRdA, is requesting \$600,000 in grant funding (\$249,000 for petroleum sites and \$351,000 for hazardous substance sites) to establish an Idaho Falls brownfield revitalization program. Principal program elements are described in Section 2.b., and are summarized below.

- Identification and prioritization of brownfield sites.
- Phase I and II environmental site assessments (ESAs), including regulated building material surveys. We anticipate utilizing approximately 62% of grant funds for ESA completion.

¹⁰ <http://dnr.wi.gov/topic/Brownfields/documents/bsg/uwwreport.pdf>

¹¹ <http://www.orinfrastructure.org/assets/reports/BrownfieldsSum2014.pdf>

¹² <https://www.epa.gov/brownfields/brownfields-program-accomplishments-and-benefits>

¹³ The Value of Brownfield Remediation – Journal of the Association of Environmental and Resource Economics

- Remedial and reuse planning at sites that show promise for near term redevelopment.
- Area-wide planning (AWP) in one of our Target Areas, to be determined based upon community and stakeholder engagement input.
- All reporting tasks in accordance with EPA requirements.

We also will engage the public with emphasis on the underserved residents living in proximity to our two Target Areas throughout the life of the Project.

To address our community's economic distress and numerous brownfields, the Coalition will work to stimulate private investment and job creation, and reduce blight, through brownfield redevelopment projects that align with established land use plans. Our award-winning¹⁴ 2013 Comprehensive Plan's primary implementation strategy for commercial development is to "form partnerships with private investors to redevelop vacant or deteriorating commercial areas" (i.e. brownfields). Community outreach associated with plan development has indicated that a vibrant downtown and abundant biking/walking paths are community priorities (see Section 1.b.i). A key implementation strategy described in the Plan is to use "tax increment financing, local revolving loan funds and grant programs" for funding projects, and this grant application has been prepared as one step in implementing this strategy.

In keeping with the EPA's emphasis on using grant funds to further social equity and environmental justice, we have identified two Target Areas within our community: Warehouse District and the Northgate Mile. Planning efforts for these areas are just getting underway.

The Warehouse District is located on the eastern bank of the Snake River adjacent to and south of the Downtown URD. The District is already home to community assets such as the Art Museum of Eastern Idaho and the Idaho Falls Public Library. The area is characterized by some of the oldest commercial/light industrial buildings in our Community, many of which are vacant and blighted. In the southernmost portion of the District, there are 20 acres of highly underutilized former industrial land. Approximately 75% of the 30 tax parcels that comprise this area are held by investors in anticipation of redevelopment of the area. While zoning in the area currently permits a mix of commercial and industrial uses, the City supports rezoning this entire area for mixed use. Idaho Falls recently received a \$15,000 Idaho Smart Growth Action grant that will be used to initiate redevelopment planning in the Warehouse District.

Our Northgate Mile Corridor has seen significant disinvestment over that last several decades. As described in Section 1.a.iii), the area was formerly home to many auto dealerships that have moved to locations near major highway interchanges on the edges of our MSA. What was once a thriving cattle auction yard occupying 12 acres now sits idle. This Target Area is centrally located within Idaho Falls and close to older low and middle income neighborhoods. While planning efforts are just being initiated for the Northgate Mile Corridor, we envision the area as a great opportunity to create a thriving employment center, home to both light industrial and commercial uses. Accomplishing this vision also would promote equitable development and livability principles such as enhancing economic competitiveness through the location of jobs within a short walk of low and middle income homes, and reducing auto dependence and commute costs.

Idaho Falls began crafting a plan to guide downtown redevelopment in September 2016, and the planning effort is slated to be completed in November 2017. The plan will lay out the vision, goals, and initiatives necessary to create a downtown that embodies a sense of "place", has attractive and walkable streets, and provides increased opportunities for downtown housing. Three public meetings were held to actively seek public input for the project. As the City continues to implement economic development programs to attract new businesses, shoppers, sporting events, art, entertainment, and recreation, it is recognized that a cohesive plan is necessary to achieve the full potential of downtown Idaho Falls.

2.a.ii. Redevelopment Strategy: One key strategy in redeveloping the properties assessed under this grant is the formation of public/private partnerships. The Bonneville Hotel project provides a good example of the implementation of this strategy. Through a competitive Request for Proposal process, coalition partner IFRdA selected private partner The Housing Company to redevelop the 80-year-old hotel as affordable housing. The former 74 room hotel will be

¹⁴ <http://idahoapa.org/apa-idaho-award-nominations/apa-idaho-award-recipients/>

redeveloped with 36 affordable apartments with 6,000 square feet of ground floor retail and a 3,000 square-foot roof-top deck.

Another redevelopment strategy, is to engage with area developers and the community in creating a vision for our two target areas. This process has begun in the Warehouse District using an Idaho Smart Growth Action grant. By establishing a common vision amongst all stakeholders, the resultant redevelopment project will be more successful, and will catalyze additional individual projects within our Target Areas. For example, transit-oriented development (TOD). Both target areas, being located in the central city and close to employment centers and public transit, are considered good TOD candidates. Community consensus and developer buy-in on a theme like TOD will lead to projects that are just as implementable as a less well thought out project, but provide substantially more community benefits, and catalyze additional projects supporting the overall TOD theme.

2.a.iii. Timing & Implementation: In advance of this application, our Coalition undertook a competitive contractor procurement process, consistent with the requirements of 2 CFR 200.317-326, and has a consultant team under contract for Project implementation. We undertook this process early so that we could begin Project implementation immediately following Cooperative Agreement execution. Our selected consultant team has substantial experience in the implementation of USEPA brownfield grants projects, which will significantly aid in the efficient and timely completion of all Project activities.

Immediately following Cooperative Agreement execution, our Coalition will undertake a brownfield identification and prioritization process. In preparing this application we have already downloaded and researched DEQ environmental database records, and obtained from DEQ a compilation of 1914, 1923, 1941, 1952, 1960, 1970, 1980, 1990, 2001, and 2014 city directory listings (total of 3,460 records) for Idaho Falls. We will provide our contractor with this data and all available electronic data for all parcels located within the MSA. In completing site identification and ranking, the following steps will be completed: 1) screen out parcels with low redevelopment potential such as single-family residences and parks; 2) use indicators of high redevelopment potential (i.e. building age, parcel size, vacancy, and improvement to land value ratio) to identify our top 200-300 opportunity sites; 3) with input from Coalition members, partners, and the public, develop a system for prioritization of these priority sites; and 4) visual confirmation of priority site potential through windshield surveys and/or online map research. We will utilize preliminary inventory data to select a few initial priority sites, and complete Phase I and II ESA activities at these sites concurrently with inventory ranking. This will demonstrate early progress to the community, garner support, and advance the timeline for achieving Project milestones.

The Coalition has agreed upon a collective governance structure for site selection to ensure the balancing of each member's interests. Each member will be involved in all site selection decisions. The site selection process will include the following steps: 1) nomination of a site by a Coalition member, 2) solicitation of other Coalition members for their support of the Project, and 3) selection of the site after each Coalition member provides its support for the Project.

We recognize that obtaining site access from property owners is key to the success of the Project. Contact with property owners may be initiated by the Coalition or its contractor if site selection identifies a priority site or sites. However, our hope is that contact will be initiated by property owners after our outreach program (see Section 3.a.i) has made them aware of the Project. We will communicate with property owners about how the services that our program offers can both technically and financially support the redevelopment of their property. We have discussed with DEQ personnel how we can work together in managing property owner concerns regarding potential regulatory enforcement that might result should contamination be identified at their property. Once a property owner has agreed to participate in the program, site access will be obtained using an access agreement executed by Idaho Falls and the property owner that will be developed immediately following Cooperative Agreement execution.

2.b. Task Descriptions & Budget Table

2.b.i. Task Descriptions: The scope of work for the Project has been organized into five tasks.

Task 1 - Brownfields Inventory/Prioritization: (Total Budget: \$35,000): At the outset of Task 1, Bonneville County will provide our contractor with available electronic data for all tax parcels

located in Idaho Falls. Our consulting team will utilize this data, and criteria identified by Coalition partners and other stakeholders, to identify and prioritize opportunity sites. Inventory deliverables will include an Inventory Report detailing inventory methods and findings, and a GIS-based online inventory tool containing all site data contained in the Inventory Report. The Task 1 budget (for both hazardous substance/petroleum funding) includes \$3,000 (50 hours @ \$60/hr [includes personnel of \$36/hr and fringe of \$24/hr]) for Idaho Falls personnel to participate in site ranking system development, including soliciting input from the public. The budget (for each funding type) includes contractual services of \$14,500 (116 hours @ \$125/hr).

Outputs: Brownfield Inventory Report and Online GIS-Based Inventory.

Task 2 - Phase I ESAs: (Total Budget: \$84,800): Under our direction, our consultant will complete an estimated 16 Phase I ESAs, 6 at petroleum and 10 at hazardous substance brownfield sites. Phase I ESAs will be performed in accordance with the All Appropriate Inquiries Final Rule and the ASTM International E1527-13 Phase I ESA standard. Our consultant will complete Phase I ESAs, including eligibility determinations and ACRES updates at an average cost of \$5,000 (total cost of \$30,000 petroleum and \$50,000 hazardous substance). The budget (for each funding type) includes City personnel costs of \$2,400 (40 hours @ \$60/hr) for data acquisition, and report review and distribution.

Outputs: Eligibility Determinations, Property Owner Access Agreements, Phase I ESA Reports.

Task 3 - Phase II ESAs, Remedial Action Plans and AWP: (Total Budget: \$398,300): Our consultant will perform: 1) preparation of a comprehensive quality assurance project plan (QAPP) (estimated cost of \$6,500 [\$3,250/funding type]); 2) Phase II ESAs including five petroleum and nine hazardous substance sites (average cost of \$20,500 each [\$102,500/petroleum and \$184,500/hazard substance]); 3) preparation of Remedial Action/Site Specific Reuse Plans (RAPs) at two petroleum and two hazardous substance sites (average cost of \$10,000 each [\$20,000/funding type]); and 4) AWP for one to two focus areas (combined cost of \$60,000 [\$30,000/funding type]). Phase II ESA costs include site-specific sampling and analysis plans (SAPs), health and safety plans (HASPs), and endangered species/tribal consultation/National Historic Preservation Act (NHPA) screening. The budget (for each funding type) includes City personnel costs of \$2,400 (40 hours @ \$60/hr) for report review and distribution.

Outputs: QAPP, SAPs, HASPs, endangered species/tribal consultation/NHPA screen, Phase II ESAs, RAPs, Reuse Plans, and AWP.

Task 4 – Public Involvement (Total Budget: \$45,000; Total committed in-kind budget: \$38,520): This task includes: 1) preparing a detailed Project public involvement plan; 2) coordinating and conducting at least four meetings with stakeholders and the public; 3) implementing meaningful public input into the site selection processes; 4) preparing and publishing public notices; 5) preparing meeting materials and presentations; and 6) preparing and distributing brochures and other public information materials, and 7) convening an advisory committee to aid Coalition members on site prioritization and selection, and other activities. Additional details are provided in Section 3. The community outreach budget includes \$13,500 (per funding type) for the Coalition's consultant to facilitate community outreach meetings, produce Project informational materials, and assist the Coalition with site-specific outreach. The budget (for each funding type) includes City personnel costs of \$9,000 (150 hours @ \$60/hr) to lead community outreach activities. 100 hours as an in-kind contribution of \$6,000 will also be provided by the City.

Outputs: Public Involvement Plan, Webpage, Informational Materials (English and Spanish), Meetings.

In-kind Labor: \$6,000 (100 hours \$60/hr) voluntary match by Idaho Falls. \$15,000 by Coalition partners, as indicated in letter included in Attachment D. \$23,520 by community organizations and government partners, as indicated in letters included in Attachment B. Thus, the total leveraged in-kind funds for public outreach and community involvement is \$30,120.

Task 5 – Project Management and Reporting (Total Budget: \$36,900): The budget includes \$2,450/funding type in expenses for two City and/or Coalition partner personnel to attend one national brownfield conference and one state/regional conference. Estimated travel costs include airfare (\$475/person/conference = \$1,900) and hotel/meal costs (\$250/person/day/3-day conference = \$3,000). In addition, \$10,000/funding type (80 hrs @ \$125/hr) is budgeted for contractual costs for reporting and other eligible activities to support tasks outlined above. The

budget includes City costs of \$6,000/funding type (100 hours at \$60/hr) to assist with eligible grant management and reporting activities.

Outputs: Quarterly Progress Reports, ACRES Updates, Annual DBE Reports, Financial Reports, Project Closeout Report.

2.b.ii. Budget Table: The proposed budget for grant-funded activities is summarized below.

Budget Categories	Task 1	Task 2	Task 3	Task 4	Task 5	Totals
	<i>Brownfields Inventory Prioritization</i>	<i>Phase I ESAs</i>	<i>Phase II ESAs/ RAPs/ AWP</i>	<i>Public Involvement</i>	<i>Project Mngmt and Reporting</i>	
Personnel/Fringe: Petroleum	\$3,000	\$2,400	\$2,400	\$9,000	\$6,000	\$22,800
Personnel/Fringe: Haz. Substance	\$3,000	\$2,400	\$2,400	\$9,000	\$6,000	\$22,800
Travel: Petroleum					\$2,450	\$2,450
Travel: Haz. Substance					\$2,450	\$2,450
Contractual: Petroleum	\$14,500	\$40,000	\$155,750	\$13,500	\$10,000	\$223,750
Contractual: Haz. Sub.	\$14,500	\$40,000	\$237,750	\$13,500	\$10,000	\$325,750
Petroleum Totals	\$17,500	\$42,400	\$158,150	\$22,500	\$18,450	\$249,000
Haz. Substance Totals	\$17,500	\$42,400	\$240,150	\$22,500	\$18,450	\$351,000
Project Totals	\$35,000	\$84,800	\$398,300	\$45,000	\$36,900	\$600,000
Total Number of Sites	N/A	20	14/4/2	N/A	N/A	N/A

2.c. Ability to Leverage: Secured brownfield revitalization program leveraged resources are summarized in the below table.

Source	Purpose/Role	Amount	Status
Idaho Smart Growth Action	Warehouse District Redevelopment Planning	\$15,000	Secured
Idaho Falls	Grant Implementation (in-kind)	\$6,000	Secured
Coalition Partners	Assist in Grant Implementation (in-kind)	\$15,000	Secured
Other Partners	Assist in Grant Implementation (in-kind)	\$23,520	Secured
The Housing Company	Bonneville Hotel Renovation – This historic downtown hotel was built in 1927, and was recently acquired by IFRdA with a vision of restoring the City's tallest building while creating housing downtown. In addition to private investment indicated, the IFRdA is investing \$440K in TIF funding in the project.	\$10.9 million	Secured
IFRdA Tax Increment Financing (TIF)	The IFRdA is likely to form a new Warehouse District URD in the next few years.	TBD	Secured

All three of the agencies that comprise our Coalition have a strong track record in leveraging funding sources to complete projects. A few examples include: 1) In 2017, the City received a \$22,100 grant from Idaho Department of Parks & Recreation for infrastructure improvements at its all-terrain vehicle park; 2) in 2014, the IFRdA provided \$400,000 in funding to the City to match a grant for improvement of the westside Greenbelt pathway; 3) at a IFRdA meeting summarizing it's 2014 annual report, board member Thomas Hally commented that investments made by the IFRdA had leveraged almost \$200 million in property value increases¹⁵; and 4) grants are the principal source of funding for the BMPO. We anticipate many opportunities to leverage funding over the 3-year duration of this grant. Tax increment financing (TIF) is a significant economic development tool currently utilized by the IFRdA to direct property tax revenue to capital improvement projects within urban renewal districts. Information regarding current districts is provided below. The right-most column (tax increment value) represents the total increased

¹⁵ https://www.idahofallsidaho.gov/AgendaCenter/ViewFile/Minutes/_03192015-77

value generated since each district was formed as a result of private investments leveraged through the TIF-funded public investments.

Urban Renewal District	Year Created	Termination Year	Tax Increment Value in 2016
Amended Snake River District	1988	2018	\$141,875,884
River Commons	2004	2028	69,109,631
Pancheri-Yellowstone	2007	2019	\$5,556,306
Eagle Ridge	2014	2034	\$2,798,352

Idaho Falls became a US Department of Housing and Urban Development (HUD) entitlement city in 2004, and receives over \$300,000 annually in Community Development Block Grant (CDBG) funding. We will look for synergies where pooling brownfield and CDBG funding makes sense (i.e. affordable housing projects). Finally, we will work closely with the IDEQ Brownfield Revitalization Program. IDEQ provides both brownfield technical and financial support to local government and not-for profits.

3. COMMUNITY ENGAGEMENT & PARTNERSHIPS

3.a. Engaging the Community

3.a.i. Community Involvement Plan: The Idaho Falls Planning Department prides itself in successfully implementing meaningful community involvement for every project. Brad Cramer said it best in a video produced by the City celebrating its 2015 American Planning Association Idaho Chapter Outstanding Plan Award for its 2013 Comprehensive Plan. In the video, Mr. Cramer stated that “Our approach [to public outreach] is to go out to the public, and not expect the public to come to us, [and to] catch the average citizen unaware and ask them what they think.” This outreach philosophy will be an overarching principle applied throughout this Project.

To initiate public outreach for this Project, a public meeting was held in Idaho Falls on November 9, 2017. The meeting was well attended by our Coalition partners, natural resource protection groups, social equity advocacy groups, and local government representatives. The meeting included a general program information presentation followed by Q&A that focused on how organizations and individuals can actively participate in the Project. Attendees broadly and strongly indicated their support for the initiative, and their support is confirmed in the letters of support provided in Attachment B. The Coalition will work with these organizations through formation of a brownfield advisory committee (BAC) that will meet over the course of the Project, including a post-grant award kick-off meeting, site inventory ranking meeting(s), and two meetings to apprise the committee of Project efforts and successes. The diverse interests of committee members will ensure that a broad spectrum of community values is considered.

Coalition members have successfully collaborated on planning and economic development projects, and now on the beginnings of a site revitalization program. On November 9, 2017, a public meeting was held in Idaho Falls to inform and educate community members regarding our intentions to seek EPA brownfield grant funding. A total of 25 individuals attended the meeting, and strong support for the initiative was expressed by all meeting attendees. As outreach continues, the Coalition will create a detailed public involvement plan to solicit and process community input throughout the Project. Sustained outreach to a full range of stakeholders including the traditionally disenfranchised is planned, and we believe essential to a successful site revitalization program. We recognize that without the backing of all sectors of the Community, our goals for equitable economic development will not be achievable.

Idaho Falls will lead community involvement efforts with support from Coalition and community organization partners. Each Project partner has agreed to share outreach contacts and assist in garnering Project participation from these contacts. We have received a commitment from organizations that serve disenfranchised populations in our Target Areas. Organizations such as the Idaho Housing and Finance Association, Habitat for Humanity, and the Eastern Idaho Public Health District. With the support of these organizations, we believe that participation from the traditionally disenfranchised members of our Community will be achievable.

3.a.ii. Communicating Progress: Idaho Falls has a long history of successful public participation on projects. It’s robust outreach programs will use both traditional methods of communication (e.g. community meetings, mailings, website and social media updates, and newspaper articles),

and methods specifically targeting traditionally disenfranchised groups (e.g. engaging with social service agencies to reach their clients, participating in community events attended by the underserved). Information regarding the Project has already been posted on the Idaho Falls website, and this information will be periodically updated. Idaho Falls is considering adding a website feature that allows for ongoing community input.

Throughout our brownfield Project, we and our partners will communicate progress via brownfield webpages on their respective websites. The Post Register, Idaho Falls daily newspaper, will provide Project coverage. We will issue press releases to local radio and television stations to encourage Project coverage that will reach residents without internet access. A series of fact sheets and a public kick-off meeting will inform stakeholders about the Project. We have found attending and participating in existing forums and community events to be the most appropriate and effective communication method. As a result, we plan to attend and participate in industry trade group meetings, and club meetings such as Elks, which locally has a strong community investments program. Our Chamber of Commerce holds a Business After Hours event the third Thursday of the month that is well attended by Chamber members. Most importantly, we will attend gatherings involving the traditionally disenfranchised, such as block parties and other neighborhood events with emphasis in our Target Areas.

Consideration in selecting advisory committee members will be given to the sectors of the community which they represent, and their willingness to communicate progress to their constituents. At a minimum, representation from public health, social service agencies, natural resource protection and restoration, and the real estate community will be included. Most Project communications will be published in English, but the Coalition will develop/distribute materials in Spanish, as necessary based on the higher relative Hispanic population in our Target Areas who have limited English competency. In addition, all Coalition partner programs, services, and meetings are Americans with Disabilities Act (ADA) compliant. All Coalition partner literature includes a statement that citizens may request alternative formats or special accommodations.

3.b. Partnerships with Government Agencies

3.b.i. Local/State/Tribal Authority: The sole implementing environmental agency within Idaho is the Idaho DEQ. The DEQ enforces state environmental statutes, and operates a voluntary cleanup program (VCP). The DEQ brownfields response program manager is Eric Traynor. We will work closely with Mr. Traynor and the DEQ to bring the appropriate financial and technical resources to bear for our Project. The DEQ's role on this Project will be to 1) assist with petroleum eligibility determinations, 2) advise the Project team regarding potential candidate properties, 3) participate in public outreach, 4) provide oversight and technical support through its VCP, and 5) assist in locating funding for cleanup.

3.b.ii. Other Governmental Partnerships: The Coalition will work with **Eastern Idaho Public Health District** to promote community health during our brownfield Project. To protect and promote the health and quality of the environment, Eastern Idaho Public Health District provides clinics, health education, consultative services, referrals for special medical care, environmental health protection, and epidemiological investigation. Its role on the Project will be to inform and educate stakeholders (particularly vulnerable members of the Community that it serves) regarding the health effects of brownfields.

As member of the Brownfields Interagency Partnership, and because of the importance of INL in the Community, the **Department of Energy** has agreed to provide technical support to the Project including assisting with environmental justice and community engagement Project implications, and utilizing its Historical Black College and University partners to assist with future grant applications (see email in Appendix C).

Targhee Regional Public Transportation Authority (TRPTA) is the public transportation provider within Idaho Falls. TRPTA has pledged, along with BMPO, to assist with public outreach, and to act as an advocate for public transit and transit-oriented development on the BAC.

3.c. Partnerships with Community Organizations

3.c.i. Community Organization Descriptions & Role: A key element of our community organization partnerships is outreach to the traditionally disenfranchised members of our Community. This element will be supported by the following organizations. **Idaho Housing and Finance Association's** mission is to provide funding for affordable housing opportunities in Idaho

communities where they are most needed. It will assist in outreach to its affordable housing customers. **Habitat for Humanity** promotes dignity and hope by furthering its vision of a world where everyone has a decent place to live. It does this by helping to build or improve perpetually affordable housing. For this project, they will assist with outreach to the sensitive populations that support, among other things. These organizations will assist in engaging with the sensitive and underserved members of our Community.

We have additionally partnered with an organization whose mission is to further economic development in the region. The **Regional Development Alliance** will provide a link to organizations that may be interested in locating business interests on Idaho Falls brownfields. **Regional Economic Development – Eastern Idaho** helps facilitate managed growth and economic development for Eastern Idaho, and recognizes that brownfield reuse can be a critical asset in helping to develop sites for the successful recruitment and expansion of businesses. These organization also has agreed to assist with public outreach and participate on our BAC.

The **Greater Idaho Falls Chamber of Commerce** and **Idaho Falls Downtown Development** will participate in the BAC and assist in publicizing the program.

3.c.ii. Letters of Commitment: Ten letters of commitment from community organizations and other stakeholders that have pledged in-kind contributions totaling \$23,520 have been received. Letters are provided in Attachment B.

3.d. Partnerships with Workforce Development Programs: Our procured contractor has on its team North Wind Group, an Alaska Native Corporation and disadvantaged business enterprise with its corporate headquarters in Idaho Falls. We will encourage our contractor to use local subcontractors whenever possible, and consider employment candidates with roots in Eastern Idaho, should their work on the Project require them to hire staff.

We will communicate with local colleges (College of Eastern Idaho and Idaho State University) regarding learning and job shadowing opportunities, and will strive to obtain participation from the local student body in outreach activities. We will work closely with The Development Company, which has been involved in workforce development activities in Eastern Idaho since 1980, and has administered a number of federal workforce training programs.

4. PROJECT BENEFITS

4.a. Welfare, Environmental & Public Health Benefits: Community welfare challenges associated with brownfields in Idaho Falls include blight, lack of affordable/workforce housing, and public safety concerns. These issues are disproportionately impacting underserved and sensitive populations in our Target Areas that also have a high incidence of brownfields. Using EPA brownfield grant funds, we plan to employ a tactical urbanism brownfield redevelopment strategy to chip away at each of these welfare challenges.

Each brownfield project that facilitates redevelopment, or the adaptive reuse of an existing building holds little risk, and possibly a high reward, one of the five characteristics of tactical urbanism. Oftentimes, the redevelopment of a single brownfield can act as a catalyst for additional redevelopment. A single project that eliminates property blight raises the spirits of those living and working near it, and can have commensurate reduction in crime as a result of more community pride, which both reduces the likelihood of an individual committing a crime, and the probability that bystanders might take action to prevent a crime.

In our 2013 Comprehensive Plan, a key element of our residential development strategy is to ensure that new development reflects the economic and social diversity of Idaho Falls. We believe that redeveloping brownfields as affordable housing is oftentimes more viable than commercial redevelopment because of the additional financing options. We will look for opportunities to use brownfield grant funds in combination with CDBG funds and low income housing tax credits to create much needed affordable housing in our Community. We see there being great potential for this type of redevelopment project in our downtown and the Warehouse District where affordable housing can be located in an area well served by public transportation and within walking distance of a significant employment center.

Environmental impacts (cumulative and those associated with brownfields) include: 1) poor air quality; 2) threats to Snake River water quality that could impact recreational receptors as well as aquatic organisms including threatened and endangered salmonids that call it home; and 3)

potential contamination sourced from brownfields that may currently be impacting nearby residents, and may impact future residents/workers.

The Snake River is one of Idaho's scenic and recreational treasures. It is also home to threatened and endangered Salmon. Brownfield redevelopment would additionally afford an opportunity for upgrades in stormwater management infrastructure. Redevelopment might also include the installation of "green" stormwater management infrastructure, such as bio swales, that would have an even more significant positive impact on stormwater quality.

The welfare and environmental benefits described above are intertwined with public health benefits. Due to the proximity of brownfields to residents in our Target Areas and other parts of our Community, assessment that leads to cleanup will provide public health benefits (e.g. reduced exposure to toxic substances) to those living near and amongst brownfields. Of particular importance, since Idaho Falls has some of the worst air pollution in the region, will be improvements in air quality realized through reductions in particulate emissions from brownfields, and a reduction in traffic volumes as a result of transit-oriented development. Brownfield redevelopment will: 1) reduce blight which will positively impact mental health; 2) provide more affordable housing and transportation options which will reduce household expenses; and 3) create family wage jobs which will increase household income. With lower expenses and higher incomes, families will better be able to afford medical care, and to purchase healthier food. With more people gainfully employed, crime and illicit drug use will decrease.

4.b. Economic & Community Benefits: The primary economic benefits from brownfield redevelopment are 1) added employment, both short term construction employment and long term employment associated with new industry, and 2) increases in tax revenue from both new jobs (income tax) and new development (property tax). If just a small fraction of the many brownfields within our Community are redeveloped, substantial economic benefits will be realized. EPA estimates that 8.5 jobs are created per \$100,000 in EPA brownfield funds expended¹⁶. Thus, with a \$600,000 grant, our revitalization program will create 51 jobs (we believe we will exceed this average). Assuming an income of \$40,000/job, and with Idaho's income tax rate of 7.4%, these jobs would generate \$150,960 in income taxes annually.

One of our highest priority areas for job creation is the southernmost 25 acres of our Warehouse District Target Area. This area is a 10-minute walk from downtown via the Greenbelt Trail, and Community amenities including the Art Museum of Eastern Idaho, our Public Library, and Capital and Sportsman's Parks. The Snake River is adjacent and west of this area. Currently, there are fewer than 150 jobs located in this largely vacant 25-acre area. This area is viewed as a great opportunity to improve access to the river and create a 20-minute neighborhood with mixed-used redevelopment. We believe that 750,000 square feet of housing and retail/office is not overly ambitious for this area. A redevelopment project of this scale would create more than 1,500 jobs and an estimated \$4.4 million in state income taxes annually. It would also increase the property tax base of the area from its current level of \$170,000 annually, to more than \$1 million annually. Though a project of this scale won't be completed during the 3-year duration of an EPA brownfield grant, we believe that an investment of EPA brownfield grant funding in this area to complete area-wide planning and environmental assessments will help get this once-in-a-generation redevelopment project off the ground.

Idaho Falls began updating its downtown plan in September 2016, and there is significant support at all levels of City government to make downtown a modern destination for shoppers, diners, and urban dwellers. One theme that has been universally agreed upon that "whatever we talk about, make sure that we do it." A draft plan will be completed soon, and a few other key themes currently being discussed include: 1) improving access and visibility between downtown and the Snake River, 2) reconfiguring traffic flow and parking to improve bike and pedestrian access and safety; and 3) preserving its historical roots. With so much focus on downtown, the likelihood of positive brownfield redevelopment outcomes is high.

5. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE:

5.a. Audit Findings: Idaho Falls has received no adverse findings from a Circular A-133 audit, nor been required to comply with "high risk" terms and conditions under Office of Management and

¹⁶ <https://www.epa.gov/brownfields/brownfields-program-accomplishments-and-benefits>

Budget (OMB) Circular A-102. As a recipient of federal, state, and local government agency financial assistance, Idaho Falls is accustomed to ensuring that an adequate internal control structure is in place so that all federal/state/local programs comply with applicable laws and regulations. Per state statutes, Idaho Falls conducts an annual audit on the financial statements of all government activities.

5.b. Programmatic Capability: Idaho Falls will lead the Project Coalition. Kerry Beutler, Assistant Planning Director will be the project manager. Mr. Beutler will lead the Coalition and direct its contractor to ensure that all technical, administrative, and financial requirements are met. Lisa Farris, Grants Specialist, will support Mr. Beutler as grant administrator.

Mr. Beutler and Idaho Falls staff have all required capabilities to manage the Project, and have secured contractor services to ensure timely and successful expenditure of funds and completion of Project tasks. In advance of this application, the City undertook a competitive contractor procurement process compliant with 2 CFR 200.317-326, and contracted with an environmental consultant experienced with EPA-funded brownfield assessment and cleanup projects. With contractor procurement complete the Coalition can begin work immediately and achieve Project goals within the three-year grant period.

Before Project work begins, the Coalition partners will establish a Memorandum of Agreement (MOA). The MOA will document the City's role as the Coalition lead, and establish its ultimate responsibility for implementing all aspects of its cooperative agreement with EPA. The MOA will also document that the Coalition partners agree to collaborate on a site selection process to ensure that all Coalition communities are treated equally. Mr. Beutler and the Coalition members will meet at the Project outset to review the EPA-approved cooperative agreement work plan, and ensure that each member is aware of its roles and responsibilities. The Coalition will meet regularly throughout the Project, either as a stand-alone group or as part of an advisory committee, to review and discuss Project progress and direction.

Kerry Beutler, Idaho Falls: Mr. Beutler will serve as project manager, supporting implementation of all tasks. He will lead the public outreach and reporting tasks, and manage the City's contractor. His current role with the City is assistant planning director. Mr. Beutler has worked as a professional planner for 14 years. He has substantial experience with both public outreach and program implementation.

Lisa Farris, Idaho Falls: Ms. Farris will support Mr. Beutler as grant administrator for the Project. Ms. Farris is a Grant Administrator for the City of Idaho Falls and has managed the City's CDBG program for 7 years. In addition, Lisa manages a Revolving Loan Program to promote and assist with economic improvement and serves as the City's American with Disabilities Act coordinator. Prior to her current position, Lisa was a Transportation Planner and Bicycle/Pedestrian Coordinator with BMPO where she helped improve Idaho Falls' bicycle and pedestrian network.

Coalition members include the BMPO and IFRdA. Coalition members have pledged in-kind donations of staff time totaling \$7,800 to participate in grant implementation, serve on the advisory committee, and assist with community outreach and public involvement throughout the grant term. Coalition partner leads are listed below including their qualifications and experience.

Brad Cramer, Executive Director, IFRdA: Mr. Cramer has served as executive director since February 2016. Mr. Cramer has been involved in planning in Idaho Falls for 10 years and will bring substantial local planning experience to bear as the IFRdA's lead for the Project. Mr. Cramer will look for opportunities to co-fund redevelopment projects using URD TIF funding, participate in the BAC, focusing on site selection, and assist in planning and executing outreach activities.

Darrell West, Director, BMPO: Mr. West has been BMPO director since 1997. The BMPO provides transportation planning for the Idaho Falls metropolitan area. Mr. West will bring his substantial transportation planning experience to the Project, which will be essential to identifying opportunities to use brownfield redevelopment to 1) better connect Community residents to employment opportunities, 2) increase opportunities for non-auto modes of commuting, and 3) incorporate elements of transportation oriented development. Mr. West and the BMPO also have a strong community involvement program that we plan to tap into as part of this Project.

Idaho Falls employs planning, engineering, legal, financial services, and administrative staff to support Project implementation and complete EPA required reporting and financial documents. Idaho Falls also has a professional human resources department to recruit qualified replacements

should key Project staff leave the agency. All Coalition partners also have additional support staff that can be called upon to ensure successful Project implementation.

Our selected contractor has implemented over 60 EPA brownfield grant projects and as a result, brings substantial technical and project management capabilities to our Project. Our contractor will provide lead site inventory and prioritization, Phase I and II ESAs, and remedial and reuse planning, and are-wide planning. Our contractor will assist with community outreach and project management and reporting. Early selection of a contractor with substantial EPA brownfield grant implementation experience will allow our Coalition to “hit the ground running” immediately following cooperative agreement execution.

5.c. Measuring Environmental Results: Anticipated Outputs/Outcomes: To measure and evaluate Project progress, we have identified Project outputs and outcomes (see table below) that will be tracked and reported in quarterly progress reports on an ongoing basis over the life of the Project.

Output Tracking Categories	Outcome Tracking Categories
Number of Eligibility Determinations	Number of Jobs Created
Number of Phase I Environmental Site Assessments	Amount of Public Funding and Private Investment Leveraged
Number of Sampling and Analysis Plans	Number of Acres of Property Made Ready for Redevelopment
Number of Tribal Consults/Endangered Species Evaluations/ National Historic Preservation Act Screens	Square Feet of New Buildings Constructed, and number of Buildings Seeking or Obtaining LEED Certification
Number of Phase II Environmental Site Assessment	Square Feet of Building Made Ready for Adaptive Reuse
Number of Remedial Plans	Number of Acres of Property Made Ready for Parks or Greenspace
Number of Site Reuse Plans	Number of Human Health Exposures Eliminated
Number of Area Wide Plans	Amount of Additional Property Tax Revenue Generated
Number of Public Meetings Held	Number of Stormwater Quality Improvements Made
Number of Fact Sheets and Other Outreach Materials Prepared	Number of Real Estate Transactions Facilitated

5.d. Past Performance & Accomplishments

5.d.ii. Has Not Received an EPA Brownfields Grant but Has Received Other Federal or Non-Federal Assistance Agreements: Idaho Falls has received many federal/state/local government funding or assistance agreements. Examples of several projects similar in scope and size to this Project are described below.

Community Development Block Grant (CDBG) Program, \$5,453,582: 1) Purpose and Accomplishments – Idaho Falls became a US Dept. of Housing and Urban Development (HUD) entitlement city in 2004, and since that time has received \$5,453,582 in grant funding. These funds have been successfully used to create and upgrade affordable housing and expand economic activities for low and moderate income persons in Idaho Falls. 2) Compliance with Grant Requirements – Each year, the City has complied with all CDBG administrative and financial reporting requirements. In a Program Year Review letter dated 9/21/16 from HUD to the City, HUD stated that the City’s Consolidated Annual Performance and Evaluation Report confirmed that the City 1) carried out its program as described in its consolidated plan submission, and 2) has the continuing capacity to carry out the approved program in a timely manner.

Energy Efficiency Block Grant (EEBG) Program, \$525,304: 1) Purpose and Accomplishments – Idaho Falls received a US Dept. of Energy (DOE) EEBG in December 2009. The funds were utilized for 1) a workshop on historic window retrofitting, 2) extending the Greenbelt Path to provide to improve pedestrian and bicycle connectivity, 3) completing educational resources regarding renewable, sustainable, and efficient energy sources, and 4) completing lighting retrofit projects on six City-owned buildings. 2) Compliance with Grant Requirements – The City complied with all administrative and financial reporting requirements over the 3-year grant period. On August 6, 2014, the City received from the DOE communication indicating that all grant requirements had been satisfactorily fulfilled, and that the grant was officially closed.

Attachment A

Documentation Indicating Committed Leveraged Resources

Idaho Falls

Idaho Falls receives grant to begin planning downtown development

By:

Staff Writer (<http://www.localnews8.com/meet-the-team/staff-writer/56826972>)

✉ (<mailto:1557590@kifi.example.org>)

Posted: Mar 15, 2017 10:42 AM MDT

Updated: Mar 15, 2017 10:42 AM MDT



IDAHO FALLS, Idaho (KIFI/KIDK) - The City of Idaho Falls, in partnership with the Greater Idaho Falls Association of Relators, has received a grant that will allow them to begin planning future development projects for the downtown area. The \$15,000 Idaho Smart Growth Action grant comes from the National Association of REALTORS.

The area being targeted specifically for development is referred to as the Warehouse District. This sub-area of downtown is between Broadway and Pancheri Drive and east of the Snake River. While older areas around downtown and the Snake River have undergone revitalization over the years through various funding methods, this area is one of the missing pieces of the complete redevelopment puzzle.

Dana Briggs, economic development coordinator for the City of Idaho Falls states, "Having dedicated resources to apply to this project is an exciting step forward in setting the vision and implementing a plan for this important area. Revitalizing and redeveloping this corridor has been an area of focus for the City of Idaho Falls, and we look forward to what can be achieved as a result of this grant award."

The area is located in one of Idaho Falls' oldest neighborhoods and is home to the Idaho Falls Public Library, Idaho Falls Power, The Art Museum of Eastern Idaho, State of Idaho offices, as well as a park and River Walk along the Snake River. There is also commercial property on the north, east and south borders, with storefronts on

Broadway and Maple Street and warehousing and light industrial along Yellowstone Avenue and Pancheri Drive. In the heart of this unique area are historic homes covering six square blocks, a microbrewery and scuba diving shop.

The redevelopment plans for the area could potentially help assist the many distressed and underutilized properties, vacant lots and buildings and provide for better vehicle and pedestrian access and connectivity to the river and other developments while honoring the historic values of the area.

Idaho Falls Mayor Rebecca Casper states, "Improving our downtown neighborhoods invigorates the heart of our city, and I have no doubt this will be the case for this project as well. As with any large-scale project such as this one, it will be done in phases and include a significant amount of public outreach to establish the stakeholders' vision and garner community members' insights for this unique and historic area. This will be followed by meticulous analysis and professional planning by city departments and private partners."

"The Greater Idaho Falls Association of REALTORS® has been working to build a strong, collaborative relationship with the City," explains Chris Pelkola Lee, president, Greater Idaho Falls Association of REALTORS®. "This project was identified as a unique way that the association could utilize a combination of funds to move the project forward. We are excited to contribute to the community we live and work in by supporting a project that will result in further connectivity and improvements for the residents of Idaho Falls."

The next step the City will take is to identify key stakeholders and analyzing the area, followed by interviews with stakeholders and a mapping workshop for the public. Using the information gathered through the public outreach process, an action plan will be created to provide the city, property owners, residents and businesses with a clear direction for short- and long-term implementation.

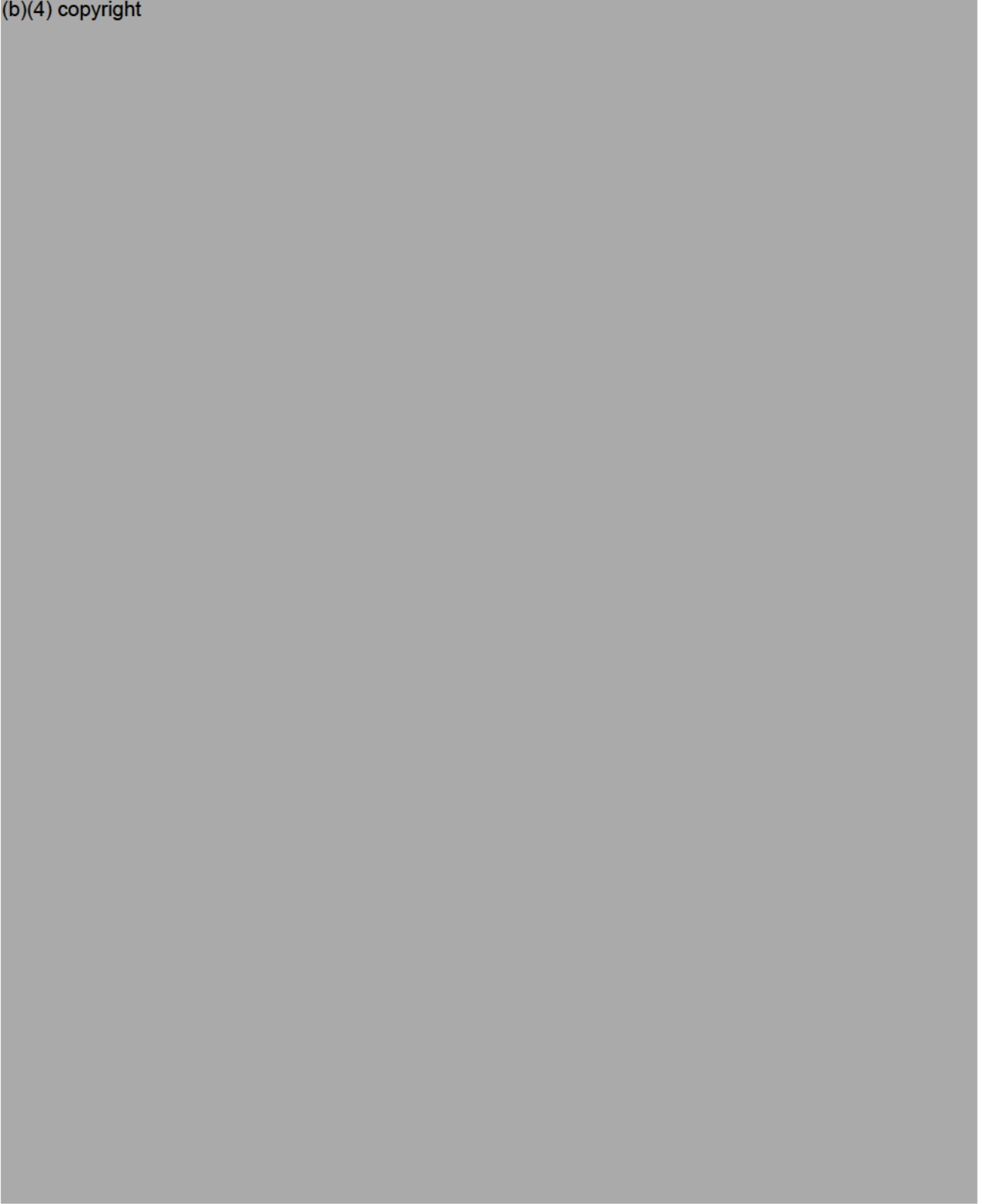


The Housing Company to redevelop historic Idaho Falls hotel

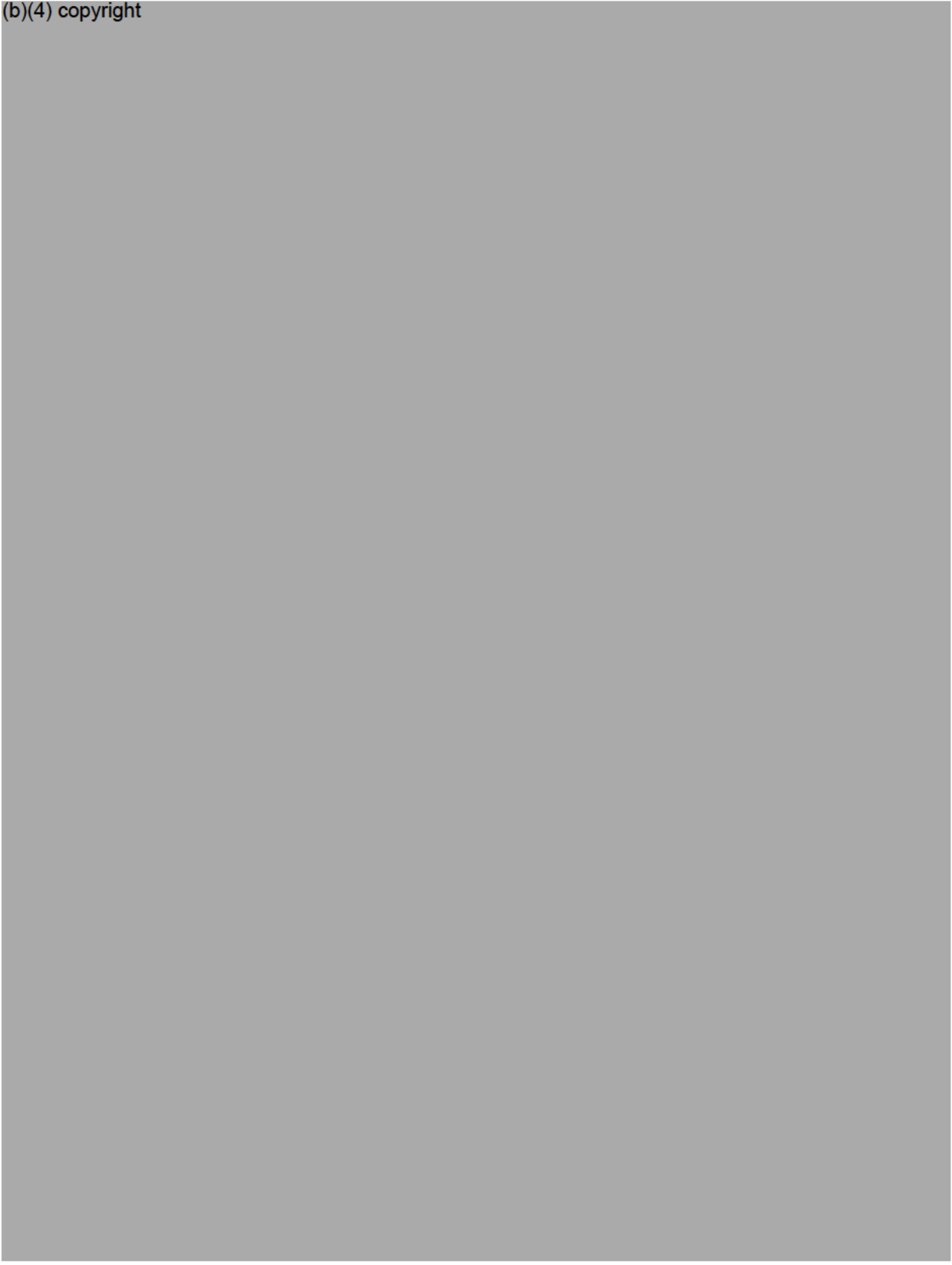
By: Teya Vitu August 31, 2016

Comments Off on The Housing Company to redevelop historic Idaho Falls hotel

(b)(4) copyright



(b)(4) copyright



ABOUT TEYA VITU



Teya Vitu is an Idaho Business Review reporter, covering commercial real estate, construction, transportation and whatever else may intrigue him in the moment. Join me on Twitter at @IBR_TeyaVitu.

Attachment B

Letters of Commitment

November 2, 2017

Ms. Rebecca Casper
Mayor, City of Idaho Falls
308 Constitution Way
Idaho Falls, ID 83402

RE: Support for EPA Brownfield Assessment Grant

Dear Mayor Casper:

Eastern Idaho Public Health (EIPH) is writing to express our support for the City of Idaho Falls in its efforts to obtain an EPA Brownfield Assessment Grant during the Fiscal Year 2018 competition. As the director of EIPH, I fully support efforts to improve the health and safety, as well as the economic development, of our local community. Communities are able to accomplish more when organizations partner together to address issues. Over the years, EIPH has worked collaboratively with the City of Idaho Falls to support efforts to improve our community. Some examples include supporting grant opportunities for the city's Recreational Trail Program, Heritage Park Development, and its Bicycle/Pedestrian improvement efforts just to name a few.

The mission of EIPH is to prevent disease, disability and premature death; to promote healthy lifestyles; and to **protect and promote the health and quality of our environment**. EIPH recognizes the connection between human health and the health of our environment and are interested in supporting the efforts of the City's Brownstone Assessment by providing the following contributions:

- EIPH's Environmental Health (EH) Director, Kellye Eager, is committed to serving on your Brownfield Advisory Committee, attending 2-3 committee meetings each year. She will be able to provide technical assistance, peer review, and assistance with site selection prioritization efforts as appropriate. Our in-kind contributions are estimated at 20 hours/year of her time to participate in the grant implementation process. Using an estimate of \$52/hour, this amounts to an anticipated contribution value of \$3,120 over the three-year grant period.
- EIPH's Public Information Officer, Mimi Taylor, and EH director may assist with and support outreach efforts related to this effort.
- Appropriate EIPH staff will attend the community outreach meeting hosted as part of the Assessment Grant Application preparation process, and EIPH could provide meeting space if needed.
- Distributing relevant project information to our Board of Health, staff, and the public, as appropriate, through in-person meetings, our internal newsletters, our website, and social media.
- Provide assistance with community events when feasible, by providing information, volunteers, and/or a venue.
- Providing access to data that is available through the health district (possibly permits, technical subject matter experts, or other relevant materials).
- Otherwise supporting the grant implementation process.

Securing the EPA's Brownfield Assessment Grant would be an invaluable resource to the Idaho Falls community and EIPH commits to support and participate in the city's effort to improve our community. If you have any questions or I can provide additional information, please do not hesitate to contact me at (208) 533-3163 or by e-mail at grackow@eiph.idaho.gov.

Sincerely,



Geri L. Rackow
Director, Eastern Idaho Public Health

From: [Downing, Melinda](#)
To: [Farr, Leonard](#)
Cc: [Brad Cramer](#); [Freeman, Denise](#)
Subject: RE: Idaho Falls Brownfield Grant Application
Date: Thursday, October 26, 2017 1:53:13 PM

Good Afternoon Mr. Farr:

Just a follow-up to my previous response regarding the Idaho grant. You may or may not be aware that DOE does not have an official Brownfields Program, however DOE is a member of the Brownfields Interagency Partnership. Our role has always been to provide Technical Support. We at DOE are very familiar with the operations of the Idaho Lab. If Idaho Falls wins the Brownfield Coalition Assessment Grant, the EJ Program partners would provide technical support in the implementation of the various grant tasks necessary to meet the needs of the Idaho Falls community. The partners I am referring to that support the EJ Program and communities around DOE site, for example are the various Historical Black Colleges and Universities, (HBCU) and our environmental partner MDB, Inc. For instance Tennessee State University (TSU) one of our key HBCU partners assisted the town of August, Ga and the mayor in applying for a Brownfields assessment grant. They won the \$100k assessment grant and later applied for the cleanup grant and received approximately \$3m. That was quite a few years ago so I cannot recall the exact amount. The city commends TSU to this day for assisting with the application of that grant. The EJ technical support will also include input on the environmental justice and community engagement implications of this Brownfields Assessment project.

Any other DOE direct technical support would have to be determined by the various programs that are partners in the Interagency Brownfields initiative, such as the Offices of Environmental Management, Legacy Management and Energy Efficiency and Renewable Energy. I will be glad to share this information with those offices.

Hopefully, this will be of value to your grant proposal. I look forward to working with you.

I will be on travel next Tuesday – Friday. Available Monday and the following week.

All the best
Melinda



TRPTA

TARGHEE REGIONAL PUBLIC TRANSPORTATION AUTHORITY

1810 W. BROADWAY #7, IDAHO FALLS, IDAHO 83402

PHONE: 208 535-0356 FAX: 208 524-0216

October 24, 2017

Ms. Rebecca Casper
Mayor
City of Idaho Falls
308 Constitution Way
Idaho Falls, ID 83402

Re: U.S. EPA Brownfields Community-Wide Assessment Grant Application

Dear Ms. Casper,

Targhee Regional Public Transportation Authority (TRPTA) is writing this letter in support of the City of Idaho Falls' efforts to obtain U.S. EPA Brownfields Community-Wide Assessment Grant funding. We understand the funding will be used to support the assessment and cleanup/reuse planning of Brownfield's sites.

TRPTA is a governmental entity under Idaho Code Title 40, Chapter 21. It was voted into existence by the residents of Bonneville County on May 1, 1996 and became an authorized grant recipient of the 5307 Small Urbanized Area grant funds in 1998. According to Idaho Code TRPTA's purpose as a single governmental agency is oriented entirely toward public transportation needs within each county (and cities within the county) or region that deems such an agency necessary. This authority, a political subdivision of the State of Idaho, is under the supervision of and directly responsible to local governments, shall provide public transportation services, encourage private transportation programs and coordinate both public and private transportation programs, services and support functions."

The City of Idaho Falls contributes local matching funds to TRPTA to assist with providing access to public transportation (mostly fixed routes) to the community.

We are excited to partner with the City of Idaho Falls to help guide this important initiative. If the City of Idaho Falls is successful in securing EPA grant funding, TRPTA pledges to assist with successful implementation of the grant by: attending the community outreach meeting hosted in support of the Fiscal Year 2018 Brownfield Assessment Grant application; facilitating property



TRPTA

TARGHEE REGIONAL PUBLIC TRANSPORTATION AUTHORITY

1810 W. BROADWAY #7, IDAHO FALLS, IDAHO 83402

PHONE: 208 535-0356 FAX: 208 524-0216

owner/stakeholder outreach as appropriate; attending project advisory committee meetings (2-3 per year) and other outreach events; offering space for meetings and community outreach events and by providing support for community events, whether informational or educational, including volunteers, staff, and facilities.

We conservatively estimate **25 hours per year** of in-kind contributions of staff time for the activities described above. Assuming **\$40 per hour** for personnel time, this amounts to an estimated total of **\$3,000** (hours per year x hourly rate x 3 years) over the 3-year grant project period.

TRPTA truly appreciates the opportunity to be a part of this grant and the opportunity to work with the City of Idaho Falls on this project for the next three years.

Sincerely,



Amanda Ely
General Manager

November 8, 2017

Mayor Rebecca Casper
City of Idaho Falls
308 Constitution Way
Idaho Falls, ID 83402

RE: Support for EPA Brownfield Assessment Grant

Dear Mayor Casper:

Idaho Housing and Finance Association (IHFA) is writing to express our support for the City of Idaho Falls in its efforts to obtain an EPA Brownfield Assessment Grant during the Fiscal Year 2018 competition.

IHFA is a uniquely created and organized Idaho-based financial institution, a provider of housing and economic development services, and administrator of affordable housing resources. Its mission is to provide funding for affordable housing opportunities in Idaho communities where they are most needed and when it is economically feasible. IHFA improves lives and strengthens Idaho communities by expanding housing opportunities, building self-sufficiency, and fostering economic development.

IHFA is proud to provide the following contributions in support of this project:

- Being an active member of the Brownfield Advisory Committee, attending 2-3 meetings and other outreach events per year.
- Providing technical assistance or peer review when feasible.
- Assisting with site selection and prioritization efforts.
- Attending the community outreach meeting hosted as part of the Assessment Grant Application preparation process.
- Distributing relevant project information to our members/constituents/employees at our quarterly meetings and via our newsletter, website, and social media.
- Our in-kind contributions are estimated at **20 hours/year** of staff time to participate in the grant implementation process. Using an estimate of **\$50/hour**, this amounts to an anticipated contribution value of **\$3,000** over the three-year grant period.

We look forward to supporting this grant implementation process.

Sincerely,



Gerald Hunter
President and Executive Director
(208) 331-4889 | geraldh@ihfa.org

**Idaho Falls Area
BOARD OF
DIRECTORS**

Kevin O'Brien
President

Joni Fleenor
Vice President

Sara Reinke
Secretary

Milli Gabettas
Director

Ann Shively
Director

Darrell Reinke
Director

Sheila Kellogg
Director

Ben Ritchie
Director

Jerry Shively
Director

Keith Zundel
Director

Dave Manson
Director

**Idaho Falls Area
STAFF**

Karen Lansing
Executive Director

Annette Burling
Accounting

Darcie Briggs
Office Assistant

Mike Powers
ReStore Manager

Adam Wolfe
ReStore Driver

Steve Zeman
Construction Manager



November 10, 2017

Ms. Rebecca Casper
Mayor
City of Idaho Falls
308 Constitution Way
Idaho Falls, ID 83402

Re: U.S. EPA Brownfields Community-Wide Assessment Grant Application

Dear Ms. Casper,

Habitat for Humanity Idaho Falls Area is writing this letter in support of the City of Idaho Falls' efforts to obtain U.S. EPA Brownfields Community-Wide Assessment Grant funding. We understand the funding will be used to support the assessment and cleanup/reuse planning of brownfields sites. As a participant in Habitat for Humanity's Neighborhood Revitalization program, HFHIFA has added the renovation of older homes to our line of building products and are aware of the risks involved with acquiring older properties for rehab and the additional expenses that are involved. For that reason, Habitat for Humanity strongly supports the City in this endeavor.

As an affordable housing provider Habitat for Humanity's mission is to put God's love into action by bringing people together to build homes, communities and hope. The homes Habitat builds are kept affordable by using donated materials, volunteer labor and recycling income generated from our zero interest loans back into the build fund. Since 1994 HFHIFA has served over 40 families in the Idaho Falls area and Habitat volunteers have donated as many as 13,000 hours in a single year.

Habitat for Humanity has a history of partnering with the City of Idaho Falls. Community Development Grant funds have helped offset the purchase price of building sites for Habitat homes. Habitat is currently directing Neighborhood Revitalization resources to the Highland Park subdivision of Idaho Falls, an area the City has identified for major street repair.

We would be excited to expand our partnership with the City to help guide this important initiative. If the City is successful in securing EPA grant funding, Habitat for Humanity Idaho Falls Area pledges to assist with successful implementation of the grant in the following ways...

- Attending the community outreach meeting hosted in support of the Fiscal Year 2018 Brownfield Assessment Grant application.
- Providing technical assistance or peer review when feasible.
- Assisting with identification of brownfields.
- Assisting with outreach efforts to the sensitive populations we support in our community.
- Facilitating property owner/stakeholder outreach as appropriate.
- Attending project advisory committee meetings (2-3 per year) and other outreach events.
- Offering space for meetings and community outreach events.
- Distributing relevant project information to our members/constituents/employees at meetings and via our newsletter, website, and social media.
- Providing support for community events, whether informational or educational, including volunteers, staff, and facilities.
- Otherwise supporting the grant implementation process.

Habitat conservatively estimates 30 hours per year of in-kind contributions of staff time for the activities described above. \$30 per hour for personnel time, this amounts to an estimated total of \$ 2,700 (hours per year x hourly rate x 3 years) over the 3-year grant project period.

Since embracing Habitat's Neighborhood Revitalization program, Habitat Idaho Falls has completely rehabilitated three homes in the Idaho Falls' Highland Park area. We would be excited to expand our NR work by assisting the City in their community wide efforts should they be awarded the U.S. EPA Brownfields Community-Wide Assessment Grant.

Sincerely,



Karen Lansing
Executive Director



October 30, 2017

Ms. Rebecca Casper
Mayor
City of Idaho Falls
308 Constitution Way
Idaho Falls, Idaho 83402

Re: U.S. EPA Brownfields Community-Wide Assessment Grant Application

Dear Ms. Casper:

The Regional Development Alliance, Inc. (RDA) strongly supports the City of Idaho Falls' efforts to obtain U.S. EPA Brownfields Community-Wide Assessment Grant funding. The RDA understands the funding will be used to support the cleanup/reuse and assessment planning of brownfield sites.

The RDA was formed in 1997 as "East Idaho's Partner in Growth." We are a private not for profit corporation that manages a regional investment fund.

The funds we manage are dedicated to a seven (7) county region including Bannock, Bingham, Bonneville, Butte, Custer, Jefferson, and Madison. Funds are used primarily to finance for-profit companies that will create jobs, encourage new business, and retain existing businesses while creating economic diversity in the region served.

The RDA is made-up of 15 voting board members. Every county served has representation on that board. To-date, companies financed by the RDA have created over 6000 jobs. We have received over \$2 billion in requests and since the inception of the organization, have committed \$26 million to business creation opportunities. Financing has gone to companies in every county served.

We are excited to partner with the City to help guide this important initiative. If the City of Idaho Falls is successful in securing EPA grant funding, RDA pledges to assist with successful implementation of the grant with providing space for meetings and community outreach, attend project advisory committee meetings, provide assistance with peer review and feasibility studies, and support in identifying brownfield sites.

2300 North Yellowstone

Idaho Falls, Idaho 83401

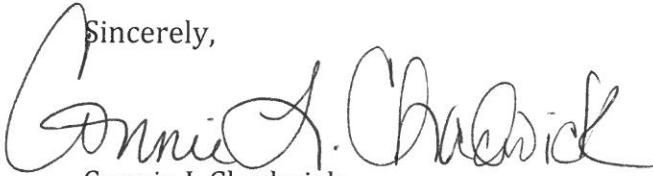
Phone: 208-528-9400

Fax: 208-528-9500

Bannock • Bingham • Bonneville • Butte • Custer • Jefferson • Madison

Securing the Assessment Grant will not only continue our partnership with the City of Idaho Falls but also enforce the RDA mission of investing in our businesses and communities. We look forward to further the economic strength and vitality of eastern Idaho.

Sincerely,

A handwritten signature in cursive script, reading "Connie L. Chadwick". The signature is fluid and elegant, with the first name "Connie" being more prominent than the last name "Chadwick".

Connie L Chadwick
Executive Director



November 14, 2017

Ms. Rebecca Casper
Mayor
City of Idaho Falls
308 Constitution Way
Idaho Falls, ID 83402

Re: U.S. EPA Brownfields Community-Wide Assessment Grant Application

Dear Ms. Casper:

Regional Economic Development- Eastern Idaho (REDI) is writing this letter in support of the City of Idaho Falls' efforts to obtain U.S. EPA Brownfields Community-Wide Assessment Grant funding. We understand the funding will be used to support the assessment and cleanup/reuse planning of brownfields sites.

As the lead regional economic development organization that represents the 14-county area in Eastern Idaho, REDI fully supports the City of Idaho Falls Brownfields Community-Wide Assessment Grant application. The focus of REDI is to help facilitate managed growth and economic development for Eastern Idaho. From an economic development standpoint, brownfield reuse can be a critical asset in helping to develop usable sites for the successful recruitment and expansion of business opportunities within the city. Assessing brownfields for repurposing and development of usable sites will help provide new job growth and new capital investment opportunities for the community.

We are excited to partner with the City to help guide this important initiative. If the City is successful in securing EPA grant funding, REDI pledges to assist with successful implementation of the grant in one or more of the following ways...

- Participating in the community outreach meeting hosted in support of the Fiscal Year 2018 Brownfield Assessment Grant application.
- Assisting with identification of brownfield sites.
- Helping facilitate property owner/stakeholder outreach as appropriate.
- Attending project advisory committee meetings (2-3 per year) and other outreach events.
- Supporting and distributing relevant project information to our members/constituents/employees at meetings and via our newsletter, website, and social media.
- Otherwise supporting the grant implementation process.





We conservatively estimate 48 hours per year of in-kind contributions of staff time for the activities described above. Assuming \$50 per hour for personnel time, this amounts to an estimated total of \$7,200 (hours per year x hourly rate x 3 years) over the 3-year grant project period.

We pledge our full support for this application and the economic opportunities it will afford our businesses and citizens.

Best Regards,

A handwritten signature in black ink that reads "Jan Rogers". The signature is fluid and cursive, with a long, sweeping underline.

Jan Rogers
CEO - REDI





06 November 2017

Ms. Rebecca Casper
Mayor
City of Idaho Falls
308 Constitution Way
Idaho Falls, ID 83402

RE: Letter of Support for U.S. EPA Brownfields Assessment Grant

Dear Ms. Casper:

The Greater Idaho Falls Chamber of Commerce is writing this letter to show our support and commitment to the City of Idaho Falls (City) in its efforts to obtain U.S. EPA Brownfields Assessment Grant funding. We understand the intended use of this funding is to assess and plan for cleanup and reuse of brownfield sites impacted by petroleum and hazardous substances. Our Chamber wholeheartedly supports these efforts to improve these sites within our community.

The Greater Idaho Falls Chamber of Commerce has been an advocate for this community since our inception in 1904 and hope to continue our partnership with the City of Idaho Falls to ensure we have a safe, clean, and healthy environment to encouraged continued economic growth and development. The areas of focus selected by our city once provided tremendous impact on our local economy. Cleanup would provide opportunities for continued growth in jobs and improve the overall lifestyle of our residents.

The Greater Idaho Falls Chamber of Commerce would like to offer a voluntary in-kind contribution to support this exciting initiative to return vacant and underutilized brownfield sites to productive use, protect the welfare of our residents and environment, and strengthen our local economy. Our voluntary contribution is conservatively estimated at 20 hours of personnel time per year (estimated at \$50 per hour). Over the three-year grant period, this amounts to \$3,000. In-kind contributions provided in support of this project will include:

- Assisting with outreach efforts to the at risk and sensitive populations we support in our community.
- Supporting property owner/stakeholder outreach as appropriate.
- Attending the community outreach meeting hosted in support of the City's Assessment Grant Application.
- Attending 2-3 project advisory committee meetings per year.
- Distributing relevant project information to our members/constituents/employees at our quarterly meetings and via our newsletter, website, and social media.

- Providing support for community events, whether informational or educational, including volunteers, students, staff, and facilities.
- Providing access to historical data, analysis, photographs, printed materials (such as plats and Sanborn maps), and other relevant materials from our substantial records collection.
- Otherwise supporting the grant implementation process.

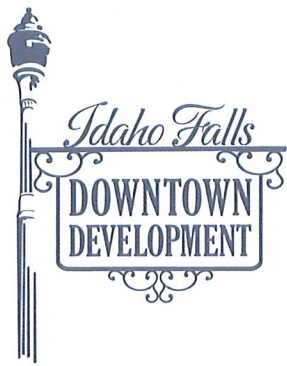
Our Chamber and its membership are excited for this opportunity to improve our community and positively impact our cities future. We have a long-standing tradition of working closely with the City of Idaho Falls in a wide variety of projects and look forward to continuing this cooperative partnership with them. The transformation of these brownfield sites will provide tremendous benefits to this community for years to come.

Thank you for your consideration of our sites. We look forward to moving forward in with these projects.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chip Schwarze', with a long, sweeping horizontal line extending to the right.

Chip Schwarze CEO
Greater Idaho Falls Chamber of Commerce



11/8/2017

Ms. Rebecca Casper
Mayor
City of Idaho Falls
308 Constitution Way
Idaho Falls, ID 83402

RE: Support for EPA Brownfield Assessment Grant

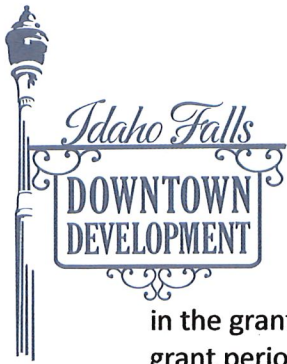
Dear Ms. Casper:

Idaho Falls Downtown Development Corporation (IFDDC) is writing to express our support for the City of Idaho Falls in its efforts to obtain an EPA Brownfield Assessment Grant during the Fiscal Year 2018 competition.

IFDDC exists to create a unique and inviting atmosphere for Downtown Idaho Falls with a mission advances our historical downtown as the regional center for commerce, culture and leisure activities for residents and visitors. IFDDC's operations are managed by two staff members including an executive director and office manager with oversight by a twelve-person board of directors. The board is comprised of downtown property and business owners.

The IFDDC's efforts are collaborative and team based with downtown merchants and property owners, City of Idaho Falls, partnering nonprofits and other improvement district stakeholders. Our areas of responsibility include organizational and project funding including fundraising, grant writing and administration of the Historic Downtown Foundation, strategic planning, project management, stakeholder relations, coordination of events and activities within the downtown corridor, parking lot, historic preservation commission efforts.

IFDDC, is proud to provide the following contributions in support of this project by supporting property owners and stakeholders outreach as appropriate. This includes assisting with outreach efforts in at risk and sensitive populations. IFDDC also manages a database of engaged community contacts that could provide feedback and survey results to determine prioritization efforts. In addition, attending meetings and outreach as necessary would be added into the scope of work for the executive director. The efforts would also include supporting the marketing approach for community events whether informational or educational along with assisting to support the grant implementation. Our in-kind contributions are estimated at 20 hours/year of staff time to participate



in the grant implementation with an estimate of \$25/hour. This amounts to \$1500 over a three-year grant period.

The Idaho Falls Downtown Development Corporation's mission is to advance our historical downtown as the regional center for commerce, culture and leisure activities for residents and visitors. Our efforts are to preserve the historic character of downtown and our goals are supported by partnering and collaborating with the City of Idaho Falls and other important organizations that are making a difference in our community. Our goal is to keep the downtown alive and vibrant, but we also support the efforts of what we consider our neighbor. Our neighborhood is Idaho Falls, and we are energized to engage in this work and support our community

Sincerely,

Catherine Smith
Executive Director
Idaho Falls Downtown Development

425 N Capital
Idaho Falls, ID 83402
208-535-0399 office
www.downtownidahofalls.com

November 10, 2017

Ms. Rebecca Casper
Mayor, City of Idaho Falls
308 Constitution Way
Idaho Falls, ID 83402

RE: Letter of support for U.S. EPA Brownfields Assessment Grant

Dear Ms. Casper:

As a citizen and member of the Idaho Falls Planning and Zoning Commission who is interested in the betterment and improvement of our City, I am writing to show support and encouragement to the City of Idaho Falls in its efforts to obtain U.S. EPA Brownfields Assessment Grant funding. I understand and am pleased that the intended use of the funding is to assess and plan the cleanup and reuse of brownfield sites impacted by petroleum and hazardous substances.

As our society moves away from past carelessness and expedient practices, to a concept of responsible stewardship of the land, we are met with the challenge of mitigating our past indiscretions. This puts the onus on today's governments and local organizations to perform that work.

Small cities, such as Idaho Falls are under financial pressure to do many things; from parks to roads to police and fire protection. In prioritizing limited funds (taxes) these cities often must hold spending to budget constraints and pressing demands.

The Brownfields Assessment Grant is needed and important to supplement a tight city budget. This exciting initiative to return vacant and underutilized brownfield sites to productive use, protect the welfare of our residents and the local environment; they strengthen the economy by providing jobs and an increased tax base.

The City of Idaho Falls has talented and innovative employees who are available to assist the implementation and prioritization of these projects. They can identify sites, provide peer review and collaborate with at-risk residents by community outreach meetings and distributing materials and information to the public. The City also can provide meeting and event space when needed. The City employees are the best asset we have.

This grant will go a long way in remediating blighted locations throughout the city. Such remediation encourages business growth and job opportunities. It also will continue beautification efforts already under way by the City. The grant will create more inviting neighborhoods and increase property values. It will stoke City pride and provoke additional interest by new businesses and entities in keeping our downtown and other areas alive and vibrant. It will turn liabilities into assets.

Please add my name to the growing list of engaged and interested citizens and organizations that support this effort. We are encouraged by the City's involvement and the inclusion in these projects. We are appreciative of the contribution of the EPA in improving our City.

(b) (6)



Idaho Falls, ID 83404

(b) (6)



Attachment C

Threshold Criteria Responses

Threshold Criteria for Assessment Grants

1. Applicant Eligibility: The City of Idaho Falls is defined as a “general purpose unit of local government” as that term is defined in 40 CFR Part 31 and is therefore eligible to receive U.S. EPA funds for brownfields assessment.

The Idaho Falls Redevelopment Agency (IFRdA), originally created on July 6, 1966, was re-established by the Idaho Falls Mayor and Council on October 20, 1988. Nearly 30 years after its re-establishment, the IFRdA is charged with implementing four urban renewal plans: Snake River Urban Renewal Project Plan, River Commons Urban Renewal Plan, Panchari-Yellowstone Urban Renewal Plan, and Eagle Ridge Urban Renewal Plan. In the year 2016, the following individuals served on the Board of Commissioners: 1) Lee Radford, Chair; 2) Terri Gazdik, Secretary-Treasurer; 3) Thomas Hally; 4) Linda Martin; 5) Lee Staker; 6) Brent Thompson, Vice-Chair; and 7) Kirk Larsen. Brad Cramer began serving as executive director beginning in February 2016. Mark Hagedorn began serving as treasurer for the Agency in 2016 as well. A board of commissioners’ resolution regarding IFRdA bylaws is attached.

The Bonneville Metropolitan Planning Organization (MPO) is a federally mandated and federally funded transportation policy-making organization in the United States that is made up of representatives from local government and governmental transportation authorities. MPOs were introduced by the Federal-Aid Highway Act of 1962, which required the formation of an MPO for any urbanized area with a population greater than 50,000. Federal funding for transportation projects and programs are channeled through the MPO. Congress created MPOs to ensure that existing and future expenditures of governmental funds for transportation projects and programs are based on a continuing, cooperative, and comprehensive planning process. The Bonneville MPO’s Joint Powers Agreement and bylaws are attached.

2. Community Involvement: In support of this grant application, the City hosted a Site Revitalization Community Outreach Event on November 9, 2017 to engage the public in the grant effort by discussing community visions and prioritizing assessment and revitalization areas. The proposed Target Areas were presented at the community meeting during a presentation provided to educate the public about the Community-Wide Assessment (CWA) Project and the brownfield reuse process. A Q&A session followed the presentation. Twenty-five individuals attended the meeting representing local government agencies, the Idaho Department of Environmental Quality, and various community organizations. Eight attendees were unattached to an organization, and represented the community at-large. These and other project partners pledged their support (see attached letters of commitment) by agreeing to participate in outreach efforts and a Brownfields Advisory Committee (BAC) that will meet 1-2x/year. Diverse interests of BAC members will ensure a transparent public process and commitment to community input.

At the project kick-off meeting, and throughout the project, the City will solicit public input regarding health and welfare issues and redevelopment opportunities, utilizing tools such as direct mailings and email campaigns. Sustained outreach to a full range of stakeholders will assure project activities align with community visions. The City will lead community involvement efforts to adapt outreach efforts to the needs of sensitive populations in the Target Areas. The City will also engage the larger Metropolitan Statistical Area to involve additional governmental partners and target the regional economic development community, including property and business owners, lenders, and developers. All programs and meetings will comply with the Americans with Disabilities Act (ADA) and will be accessible to those who rely on public transportation.

Attachment D

Coalition Member Letters of Commitment & Governance Documentation



Bonneville Metropolitan Planning Organization

1810 W. Broadway, Suite 15, Idaho Falls, ID 83402 • (208) 612-8530 • bmpo@idahofallsidaho.gov • www.bmpo.org

Ms. Rebecca Casper

Mayor
City of Idaho Falls
308 Constitution Way
Idaho Falls, ID 83402

**Re: Idaho Falls Brownfield Coalition Commitment and
FY18 EPA Community-Wide Assessment Brownfield Grant Application**

Dear Ms. Casper,

Bonneville Metropolitan Planning Organization (BMPO) is writing to confirm its commitment to be a coalition member with Idaho Falls and the Idaho Falls Redevelopment Agency, and efforts to secure a 2018 U.S. Environmental Protection Agency (EPA) Community-Wide Brownfields Assessment Grant to fund an Idaho Falls Metropolitan Statistical Area (MSA) brownfield program. We are excited to think about the tremendous impact that having a brownfield program in the area will have. We look forward to working with our coalition partners and an actively engaged community in addressing the many impacts of brownfields in the Idaho Falls Metropolitan Statistical Area.

The Bonneville Metropolitan Planning Organization provides transportation planning for the Cities of Ammon, Idaho Falls, Iona, Ucon, and the urbanized portions of Bonneville County. Our vision is to provide a safe and efficient multi-modal transportation system that supports the economic vitality of the area, protects the environment, promotes efficient system management and operation, and emphasizes the preservation of the existing transportation system. Transportation is an important aspect of all development and growth. We believe that our transportation expertise will aid in implementing a successful brownfield revitalization program.

We conservatively estimate **40 hours per year** of in-kind contributions of staff time for the activities described above. Assuming **\$60 per hour** for personnel time, this amounts to an estimated total of **\$7,200** (hours per year x hourly rate x 3 years) over the 3-year grant project period.

We look forward to working with you on this Brownfield Assessment Program and helping to achieve healthy, livable, and viable spaces for good economic growth.

Sincerely,

A handwritten signature in black ink, appearing to read "DaNiel Jose", is written over a light blue horizontal line.

DaNiel Jose
Bonneville Metropolitan Planning Organization
Transportation Planner/Bike & Pedestrian Coordinator/SR2S
1810 West Broadway

IDAHO FALLS REDEVELOPMENT AGENCY
P.O. BOX 50220
IDAHO FALLS, IDAHO 83405-0220

October 27, 2017

Ms. Rebecca Casper
Mayor
City of Idaho Falls
308 Constitution Way
Idaho Falls, ID 83402

Re: U.S. EPA Brownfields Community-Wide Assessment Grant Application

Dear Ms. Casper,

The Idaho Falls Redevelopment Agency (IFRdA) is writing this letter to confirm its membership in the Idaho Falls Brownfield Coalition, and its support of the City of Idaho Falls' efforts to obtain U.S. EPA Brownfields Community-Wide Assessment Grant funding. We understand the funding will be used to support the assessment and cleanup/reuse planning of brownfields sites. We are especially excited about the possibility of the funding being used in the Northgate Mile, 1st Street, and Holmes Avenue areas.

As you are aware, IFRdA focuses its efforts on urban renewal through tax increment financing (TIF). For decades the agency has managed urban renewal districts to infuse new life into the City's core. The success of the organization is evident in the new buildings near the interstate and highway, a rejuvenated downtown, and thriving developments such as Taylor Crossing and Snake River Landing. IFRdA is led by a volunteer board made up of experts in the legal, banking, appraisal, and development industries. Elected officials are from the City and Bonneville County also serve on the board.

None of the work done by IFRdA is possible without the strong partnership it has always maintained with the City of Idaho Falls. Besides being willing to forgo the tax increment in the various districts, the City has also provided political support and staff support to the agency. We see this grant partnership as an opportunity to continue this partnership as both entities look towards revitalizing

an area of town that is possibly the most at-risk commercial and residential corridor within the City.

We are excited to partner with the City to help guide this important initiative. If the City is successful in securing EPA grant funding, IFRdA pledges to assist with successful implementation of the grant in the following ways:

- Attending the community outreach meeting hosted in support of the Fiscal Year 2018 Brownfield Assessment Grant application.
- Providing technical assistance or peer review when feasible.
- Assisting with identification of brownfields.
- Facilitating property owner/stakeholder outreach as appropriate.
- Attending project advisory committee meetings (2-3 per year) and other outreach events.
- Distributing relevant project information to our development partners.
- Using the findings and studies from the grant funds to explore the possibilities of new urban renewal districts within the City.
- Otherwise supporting the grant implementation process.

We conservatively estimate 52 hours per year of in-kind contributions of staff time for the activities described above. Assuming \$50 per hour for personnel time, this amounts to an estimated total of \$7,800 (hours per year x hourly rate x 3 years) over the 3-year grant project period.

Once again, we are excited about this partnership in the Idaho Falls Brownfield Coalition and look forward to supporting the grant effort in whatever way possible.

Sincerely,



Brad Cramer
Executive Director

JOINT POWERS AGREEMENT

BONNEVILLE METROPOLITAN PLANNING ORGANIZATION

ORIGINAL

WHEREAS, pursuant to 23 U.S.C. 105(d) and 134(a) and pursuant to UMT Act (49 U.S.C. 5303(a) and 23 C.F.R. 450, Subpart C, the parties hereto are required to engage in an urban transportation planning process as a prerequisite for eligibility for federal funding of transportation services within the urbanized area surrounding and enjoining the territorial boundaries of the parties hereto; and

WHEREAS, for the purpose of fulfilling their obligations and responsibilities under said statute and regulations, the parties desire to identify and establish a Metropolitan Planning Organization for the purpose of coordinating urban planning activities and carrying out required planning and programming pursuant to such statutory and regulatory mandates; and

WHEREAS, pursuant to the Idaho Joint Powers Act (Idaho Code § 67-2326 to § 67-2334 inclusive) the parties hereto are authorized to enter into a Joint Powers Agreement for the purpose of jointly exercising their powers, privileges and authority under the laws of the State of Idaho.

WITNESSETH:

NOW, THEREFORE, the parties agree as follows:

ARTICLE I. CREATION AND NAME OF AGENCY

There is hereby created a joint agency to be known as the Bonneville Metropolitan Planning Organization (hereinafter referred to as "BMPO"). Such agency shall assume the execution of the powers set forth herein effective March 14, 2012.

ARTICLE II. NATURE OF AGENCY

The BMPO created hereby shall be considered to be a joint agency of the parties hereto and as a joint agency of such constituent members (hereinafter referred to as "Members") shall have all rights, powers and privileges as may be lawfully and expressly delegated to the BMPO and no others. Any act, undertaking, liability or obligation incurred or caused in excess of such delegated authority shall be deemed to be *ultra vires* and shall not be binding upon any of the members. Notwithstanding the foregoing, the BMPO may exercise all implied powers that may be implied from any express delegation of powers and as may be necessary to fully effectuate and accomplish the express powers so delegated herein.

ARTICLE III. PURPOSE

The purpose of BMPO is to provide a forum for cooperative decision-making by the members according to the Federal legislative and regulatory requirements specified in 23 U.S.C. 134, and Section 3(a)(2), 4(a), 5(g)(1), and 5(1) of the Urban Mass Transportation Act of 1964, as amended 49 U.S.C. 1602(a)(2), 1603(a), and 1604(g)(1) and (1) and 23 CFR 450. The purpose of the Agreement is also to establish a forum for discussion and study of transportation planning problems of mutual interest and concern, and to facilitate the development of policy, action, and recommendations for the solution of such problems.

**ARTICLE IV.
PLANNING AREA DEFINED**

The metropolitan planning area shall consist of a twenty-year growth boundary as defined and depicted in Exhibit "A" attached hereto. The boundary shall include all the area within the legal boundaries of the cities of Ammon, Idaho Falls, Iona and Ucon and the unincorporated area of Bonneville County located within the twenty-year growth boundary, as shown on Exhibit "A" attached hereto. Such metropolitan area may be adjusted and modified from time to time by joint resolution or agreement of all the parties hereto.

**ARTICLE V.
MEMBERSHIP**

Section 1. Membership of the BMPO are the following public agencies:

**City of Ammon
City of Idaho Falls
City of Iona
City of Ucon
Bonneville County
Idaho Transportation Department
Targhee Regional Public Transportation Authority**

Section 2. Voting membership in the BMPO shall be limited to a "Public Agency" as defined in Idaho Code § 67-2327. Additional "Public Agencies" may become members of the BMPO by i) adoption of a resolution by the governing board of the "Public Agency", agreeing to become bound by and subject to the terms and conditions of this Joint Powers Agreement, and ii) adoption of a joint resolution signed by all members of the BMPO accepting such "Public Agency" as a new member.

Section 3. The members of the BMPO may, by joint resolution of the governing board of the members allow any other political subdivision, special purpose district or governmental agency of the State of Idaho to join the BMPO as an *ex officio* member of the BMPO. Such *ex officio* member shall be entitled to receive notice of and participate in all meetings of the BMPO but shall have no right to vote any matter coming before the Policy Board of the BMPO. *Ex officio* members shall become members of the BMPO only upon unanimous approval by each member of the BMPO.

Section 4. Any member may withdraw from membership in the BMPO by giving written notice thereof to the clerk of every member, and such withdrawing member's membership shall thereafter terminate at the expiration of the current fiscal year of the BMPO, provided however in the event such notice is not given or completed more than three (3) months prior to the end of such fiscal year, then such withdrawing member's membership shall terminate at the expiration of the succeeding fiscal year.

Section 5. Upon withdrawal of any member which does not cause automatic dissolution of the BMPO, such member shall forfeit all rights, interest, claim or entitlement in and to any of the funds, assets, payables or other property of any kind of the BMPO. In the event any withdrawal causes automatic dissolution of the BMPO, then and in such event, all of such assets, tangible or intangible, shall then be forthwith distributed to each of the members in accordance with the percentages set forth in Section 1, Article IX.

Any *ex officio* member of the BMPO may be expelled or removed from membership of the BMPO by unanimous resolution by all of the members of the BMPO.

ARTICLE VI. DURATION

The duration of the BMPO shall be perpetual so long as membership in the BMPO is comprised of one (1) or more members.

ARTICLE VII. POWERS

Section 1. The BMPO shall have the following powers, duties and responsibilities:

- A. Make application for grants, financial aid or enter into agreements with the United States of America, acting by and through the Federal Highway Administration (FHWA), Federal Transit Administration (FTA) or with the Idaho State Department of Transportation for the purpose of obtaining financial aid, grants or other program assistance necessary to facilitate or otherwise carry out the BMPO's planning programs and prerogatives.
- B. Recommend to the members appropriate policies for dealing with State and Federal governments in matters of concern to the members and to advise or provide input regarding legislation that may be deemed detrimental or beneficial to the members.
- C. Provide a forum for discussion of policy input from member agencies and to consider and coordinate public policies relating to the metropolitan transportation planning process.
- D. Formulate and recommend transportation policies, plans, and programs for formal adoption by the implementing agencies.
- E. Every five years, or as needed, review and adopt a multi-modal Long Range Transportation Plan that ranks transportation projects within the metropolitan area and is responsive to and in accordance with approved goals and objectives.
- F. Review and adopt an annual Transportation Improvement Program (TIP) that includes a Program of Projects of three to six years.
- G. Review and adopt an annual Unified Planning Work Program (UPWP) and to recommend to the members a budget for the ensuing fiscal year, including the contracting and financing of any special services to be performed by the BMPO.
- H. Coordinate and administer transportation studies authorized under the UPWP approved by the members.
- I. Review technical and citizen input and consider recommendations from these sources.
- J. Ensure the planning process adequately addresses requirements of the Joint Regulations issued by FTA and FHWA.

ARTICLE VIII. POLICY BOARD

- Section 1. The governing body of BMPO shall be the Policy Board.
- Section 2. Members of BMPO shall consist of the following representatives; each of whom shall give one (1) vote in matters coming before the Policy Board:
- City of Ammon - One Elected Official
 - City of Idaho Falls - Four Elected Officials
 - City of Iona - One Elected Official
 - City of Ucon - One Elected Official
 - Bonneville County - One Member of the County Commission
 - Idaho Transportation Department District 6 - One Member
 - Targhee Regional Public Transportation Authority - One Member
- These representatives shall be appointed by their respective governing bodies and shall remain on the Policy Board until they resign or are replaced by the governing body of the public agency.
- Section 3. A quorum for purposes of transaction business shall consist of fifty percent (50%) attendance of the members of the Policy Board. All actions shall be taken by a majority of the members present at any meeting. A member may be considered present as authorized by Idaho Code Section 67-2342(5). In the case a quorum is not present at any meeting, members may be polled at a later date to determine their position. If members are polled to determine a position on any agenda item, the agenda item will be scheduled for ratification at the next regular meeting.
- Section 4. Regular and special meetings of the BMPO shall be called and conducted in the manner set forth in By-Laws adopted by a majority vote of the Policy Board.
- Section 5. Each representative shall serve without compensation from BMPO and at the pleasure of the governing body of the appointing agency. Representatives shall be entitled to reimbursement of expenses incurred in the performance of their duties for the BMPO.
- Section 6. The Policy Board shall choose a Chair and Vice-Chair and such other officers as it may determine from among its voting membership. Such officers shall have the duties and responsibilities as may be set forth in the By-Laws.

ARTICLE IX. BUDGET AND OPERATIONAL EXPENSE

- Section 1. All operational, administrative expenses, liabilities, expenses and costs of any kind, name or nature arising out of the operation and management of the BMPO shall be shared among the parties. The monies to be paid by ITD and TRPTA are to be set by resolution of the Policy Board. The amount to be paid by the cities of Ammon, Idaho Falls, Iona and Ucon and Bonneville County shall be determined by the following formula:

**Estimated population of the local government (divided by)
Total estimated population of the BMPO planning area**

Section 2.

- A. On or before May 1 of each fiscal year, the BMPO shall deliver to each of the members a proposed budget of expenses for the upcoming fiscal year. Such budget shall set forth the projected revenues and expenses of the BMPO for the upcoming fiscal year. Such costs shall include but not be limited to all administrative, clerical and employee expense, benefits, equipment, insurance, travel, accounting, legal and professional, office supplies, postage, office space rental, repairs, maintenance, utilities, janitorial services, interest, and other costs and expenses of every name, kind and nature, including but not limited to the establishment of reasonable and prudent reserves.
- B. On or before June 1 of each fiscal year, each member shall submit to the Policy Board comments, proposed modifications and/or objections to such proposed budget.
- C. On or before July 1 of each fiscal year, the BMPO shall make and submit to the members any revisions or modifications based upon such comments.
- D. On or before August 1 of each fiscal year, the members shall then by concurrent resolution adopt a proposed budget for the upcoming fiscal year, and each member's share of such budget shall thereafter be submitted to and included within the annual appropriation ordinance of each of the members hereto.

Section 3. Unless otherwise agreed in writing by all of the members, each parties' share of the budget and operational expense of the BMPO shall be due and payable in four (4) equal quarterly installments, each respectively due in October, January, April and July of each year. If desired, any member may pay their share in one payment due in October or January. All installment payments shall be paid to the City of Idaho Falls who shall act as Fiscal Agent for the BMPO for the purpose of accepting, collecting, holding, accounting for and disbursing all revenues and monies necessary for the operation and maintenance of the BMPO.

Section 4. The members shall enter into a Cooperative Fiscal Agreement for the purpose of providing for the operation of the BMPO, including but not limited to provisions providing for personnel, labor, office supplies, employee benefits, overhead, office space, utilities, equipment, travel, meals, lodging, and other expenses associated with the operation of the BMPO. The Cooperative Fiscal Agreement will remain in effect until such time that it is agreed by all members to adjust and/or modify the aforementioned provisions.

ARTICLE X. DISSOLUTION AND WITHDRAWAL

Section 1. Any member may withdraw from this Joint Powers Agreement at any time, by giving notice to each of the other members of its intent to withdraw. Such withdrawal shall become effective at the expiration of the fiscal year during which such notice was given, provided that in the event notice is given on or after July 1 of any fiscal year, then and in such event the withdrawal shall not become effective until the expiration of the succeeding fiscal year.

Section 2. This Joint Powers Agreement shall be deemed to be automatically dissolved upon the effective date a withdrawal of any member the effect of which is to reduce the number of members to less than two (2).

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this 14th day of March, 2012.



Attest: Ron Folsom
Ammon Administrator/Clerk



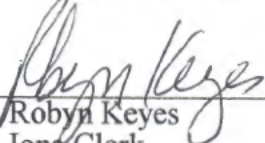
CITY OF Ammon
Mayor Steve Fuhriman



Attest: Rosemary Anderson
Idaho Falls Clerk



CITY OF Idaho Falls
Mayor Jared Fuhriman



Attest: Robyn Keyes
Iona Clerk



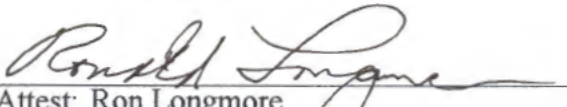
CITY OF Iona
Mayor Brad Andersen



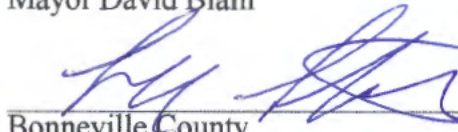
Attest: Ronda Deason
Ucon Clerk



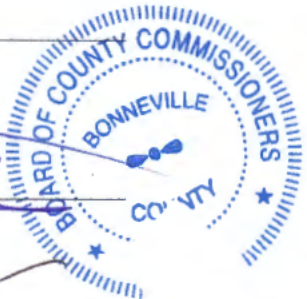
CITY OF Ucon
Mayor David Blain



Attest: Ron Longmore
Bonneville County Clerk



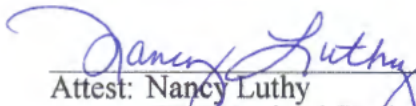
Bonneville County
Commissioner Lee Staker



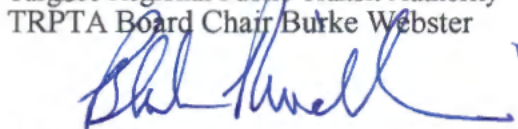
Attest: Lynn Seymour
TRPTA Director



Targhee Regional Public Transit Authority
TRPTA Board Chair Burke Webster



Attest: Nancy Luthy
ITD District 6 Business Manager



Idaho Transportation Department
District 6 Engineer Blake Rindlisbacher

BY-LAWS of the BONNEVILLE METROPOLITAN PLANNING ORGANIZATION

Pursuant to specifications of Article VII of the Articles of Association of the Bonneville Metropolitan Planning Organization, the following By-Laws are hereby adopted by a majority vote of the membership of the Bonneville Metropolitan Planning Organization, hereinafter referred to as BMPO.

ARTICLE I. ORGANIZATIONAL STRUCTURE

Section 1. BMPO Organizational Structure

The organizational structure of BMPO shall consist of a Policy Board, advisory committees, and staff.

Section 2. Policy Board

The Board of Directors of the BMPO, as defined in the BMPO Joint Powers Agreement, shall be the Policy Board of BMPO.

Section 3. Technical Advisory Committee

A. There is hereby established a Technical Advisory Committee (hereinafter ATAC") of the BMPO, which shall function in accordance with applicable federal and state statutes, and lawful rules and regulations promulgated pursuant thereto.

B. Representation

The TAC-s regular membership shall consist of representatives appointed by the governing board of each representative agency having authority to direct and control the following departments and agencies. Each member shall have one vote, except as noted.

City of Ammon Administration - one member
City of Ammon Engineering - one member
City of Idaho Falls Planning - one member

City of Idaho Falls Public Works Division - two members
City of Idaho Falls Parks and Recreation Division - one member
City of Iona/Ucon³ - one member
Bonneville County Engineering Department - one member
Bonneville County Planning Department - one member
Targhee Regional Public Transportation Authority - one member
ITD District 6 - one member
~~BMPO Staff - one member⁴~~
Idaho National Laboratory - one member
ITD Division of Transportation Performance⁵ Ex-Officio member - Non Voting
Federal Highway Administration Ex-Officio member - Non Voting
Bicycle/Pedestrian Advisory Committee Ex-Officio member - Non Voting⁶

Any member of TAC who is absent for two consecutive meetings without being excused will be notified by BMPO staff of status. If the member is absent at the third meeting without being excused, a letter will be written by the TAC Chair to the responsible jurisdiction requesting the appointment of a replacement. The Policy Board will be notified of all actions. Members must notify BMPO staff at least one business day prior to the meeting for absence to be considered excused.⁸

C. General Responsibilities

1. Direct and recommend a multi-modal Long Range Transportation Plan that complies with area goals and objectives for submission to the Policy Board.
2. In cooperation with the Idaho Transportation Department (ITD) and the Targhee Regional Public Transportation Authority (TRPTA), direct and recommend an annual Transportation Improvement Program (TIP) for submission to the Policy Board.
3. Direct an annual Unified Planning Work Program (UPWP) that identifies specific tasks and a budget for the upcoming fiscal year for presentation and approval of the Policy Board.
4. Direct revisions and amendments to the Long Range Transportation Plan, TIP and UPWP when appropriate and recommend modifications for Policy Board approval.
5. Under the direction of the Policy Board, provide professional and technical review, advice and recommendations regarding the transportation planning process including policies, plans, studies, programs, projects and other related issues.

6. When deemed necessary, form subcommittees to assist in the development of transportation plans, studies and programs.
7. Review and consider citizen input regarding transportation plans, studies, programs and projects.
8. Perform other activities delegated by the Policy Board.

Section 4. **Bicycle/Pedestrian Advisory Committee¹**

- A. There is hereby established a Bicycle/Pedestrian Advisory Committee (hereinafter ABPAC") of the BMPO, which shall function in accordance with applicable federal and state statutes, and lawful rules and regulations promulgated pursuant thereto.

- B. Representation

The BPAC-s regular membership shall consist of representatives appointed by the governing board from individuals representing constituencies which have an interest and an expertise in bicycle/pedestrian issues. Each member shall have one vote.

Bicycle Club/Organization
 Walking/Running Club/Organization
 Business/Economic Development
 Health/Physical Fitness
 Neighborhood Council/Groups
 Recreation Business
 University Students/Faculty
 Schools/Education

Ex-officio Advisory Members – Non Voting⁷

City of Ammon – Parks/Recreation, Planning, Engineering/Public Works
 City of Idaho Falls – Parks/Recreation, Planning, Engineering/Public Works, Police Department
 City of Iona – City Representation (City Staff)
 City of Ucon – City Representation (City Staff)
 Bonneville County – Parks/Recreation, Planning, Engineering/Public Works
 Idaho Transportation Department District 6 - Representation

- C. General Responsibilities

1. Participate in the development and review of a comprehensive bicycle/pedestrian plan that includes goals, deficiencies, needs, standards and projects.

2. Based on planned priorities - propose, review, prioritize and recommend bicycle and pedestrian projects for potential federal/state funding to the TAC and Policy Board. The committee may recommend that planned priorities be funded from another source, such as locally. In such cases, the BPAC chair will work with the appropriate entity.
3. Review the area's existing bicycle and pedestrian system and make recommendations on operational improvements to the existing facilities.
4. Review public and private development projects that may impact the bicycle and pedestrian system to ensure adequate consideration of the needs of bicyclists and pedestrians. (The development projects will be reviewed by the Transportation Planner and then reported to BPAC.)
5. Review planned funded roadway projects for bicycle/pedestrian suitability.
6. Work with Law Enforcement to promote bicycle/pedestrian safety through education and enforcement.
7. Recommend bicycle and pedestrian policies to the Policy Board for implementation in jurisdictions within the BMPO area.

Section 5. **Planning/Program Advisory Committees**

The Policy Board may establish, as deemed necessary and appropriate, any member of the Planning/Program Advisory Committees (hereafter APAC;s®) for the development of specific activities. PAC-s may consist of citizens, technical and administrative staff from various organizations and officials from local and state entities.

Section 6. **BMPO Staff**

- A. The professional planning, technical, administrative and financial support services needed to execute the tasks outlined in the UPWP, including the development of a Long Range Transportation Plan, TIP and UPWP, shall be accomplished by BMPO staff, as may be determined from time to time in an annual Cooperative Agreement executed by the members of the Policy Board. Staff services may include, but are not limited to:
 1. Perform technical analyses, research, data collection, and public involvement activities for the development of plans, studies and programs.
 2. Draft plans, studies and programs for TAC review, comment and recommendation.

3. Monitor and report on the implementation, progress and status of plans, studies, programs and tasks.
 4. Provide advice and guidance to the TAC and Policy Board relating to technical and policy issues.
 5. Administer the day to day operations of the BMPO, including fiscal and grant activities, and assure compliance with federal and state requirements.
 6. Perform other activities requested or delegated by TAC and/or Policy Board.
- B. Subject to any limitations set forth in the Cooperative Agreement, the Policy Board shall determine and approve a method for establishing and maintaining staff.
- C. Tasks or subtasks may be performed by consultants under contract as outlined in the UPWP and approved by the members of the Policy Board.

ARTICLE II. OFFICERS AND DUTIES

Section 1. Officers

The Policy Board and TAC shall each have a Chair and Vice-Chair who shall be elected at an annual meeting in the month of January and/or February².

Section 2. Term of Office

The Chair and Vice-Chair shall hold office for a period of one year beginning at the close of the annual meeting. However, there is no limit to the number of terms.

Section 3. Duties

- A. The Chair shall conduct all meetings and may vote on all issues. The Chair of the Policy Board shall act as the MPO spokesperson. The Chair of the TAC shall act as spokesperson for that committee. However, unless otherwise directed, BMPO staff will present the committees' recommendations to the Policy Board.
- B. The Vice-Chair shall perform all duties of the Chair in his/her absence. If the Chair is unable to complete his/her term, the Vice-Chair shall complete the unexpired term of the Chair and a new Vice-Chair shall be elected at the next regular meeting of the BMPO.

ARTICLE III. MEETINGS

Section 1. **Time and Place of Meetings**

- A. The Policy Board and TAC shall each hold an annual meeting in the month of January and/or February² at which new officers shall be elected. Regular meetings of the Policy Board and TAC will be held quarterly or as needed. The specific date, time, and place of these meetings shall be addressed by either the Policy Board or TAC as an agenda item at each regular meeting. All meetings shall be open to the public, except as otherwise provided by the Idaho Open Meeting Statute.
- B. Special meetings of the Policy Board or TAC may be called by the respective Chair. Each committee member shall be notified of time and place. All special meetings shall be subject to the Idaho Open Meeting Statute.

Section 2. **Conduct of Meetings of Policy Board or TAC**

- A. Policy Board and TAC
 - 1. Quorum--A quorum for purposes of conducting business shall consist of fifty percent (50%) attendance of the members. In the case a quorum is not present at any meeting, members may be polled at a later date to determine their position.
 - 2. Voting--Voting rights at all meetings shall be controlled by Article VIII, Section 3, of the Articles of Association for the Policy Board and by Article I, Section 3B, of these By-Laws for the TAC.
 - 3. Procedure--All meetings shall be conducted according to such rules as established by Policy Board and the Idaho Open Meeting Statute identified in Idaho Code Section 67-2340 through Section 67-2347.
 - 4. Officers--The Chair shall conduct all meetings; the Vice-Chair shall conduct meetings in the Chair's absence. If both the Chair and Vice-Chair are absent, the members present shall select one from among themselves to conduct the meeting.
 - 5. Meeting Record--At the direction of the Chair, minutes of the meeting shall be taken and sent to all members with the next meeting's agenda and meeting notice. A taped record of all proceedings will be maintained in the BMPO office.

6. Approval—With the exception of approval of amendments to the Articles of Association and By-laws, when there is not a consensus over specific approvals, recommendations or requests, a majority of votes is needed to pass on the approvals, recommendations or requests.

ARTICLE IV. AMENDMENTS

The Articles of the By-Laws may be amended or repealed and/or new By-Laws may be adopted by a two-thirds majority of the entire membership of the Policy Board at a regular or special meeting called for that purpose at which a quorum is present. Written notice of such proposed changes and the nature thereof shall have been given to the membership of the Policy Board at least fifteen (15) days prior to the date of the meeting at which the By-Laws are to be considered.

Note: The November 17, 2005 By-Laws is a rewrite of all previous updates to the document and incorporates all previous amendments as appropriate.

1. Amended January 12, 2011; added new section creating Bicycle/Pedestrian Advisory Committee
2. Amended January 12, 2011; annual meeting to elect officers changed to January and/or February
3. Amended February 12, 2014; one voting member represents the cities of Iona and Ucon
4. Amended February 12, 2014; remove BMPO Staff voting member
5. Amended February 12, 2014; change ITD Headquarters to ITD Division of Transportation Performance
6. Amended February 12, 2014; add Bicycle/Pedestrian Advisory Committee Ex-Officio non-voting member
7. Amended February 12, 2014; add Ex-Officio non-voting members to Bicycle Pedestrian Advisory Committee
8. Amended December 14, 2016; add TAC attendance requirements



Policy Board Chairman

12-14-16

Date

BY THE BOARD OF COMMISSIONERS OF THE IDAHO FALLS REDEVELOPMENT AGENCY OF THE CITY OF IDAHO FALLS, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE IDAHO FALLS REDEVELOPMENT AGENCY OF THE CITY OF IDAHO FALLS, IDAHO, REPEALING AND REENACTING CERTAIN BYLAWS OF THE IDAHO FALLS REDEVELOPMENT AGENCY, AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, Made on the date hereinafter set forth by the Idaho Falls Redevelopment Agency, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, a duly created and functioning urban renewal agency for Idaho Falls, Idaho, hereinafter referred to as the "Agency."

WHEREAS, The Agency has heretofore adopted Bylaws of the Agency, duly passed on November 14, 1988 and amended on January 26, 1995, February 19, 2003, and February 19, 2004;

WHEREAS, Article V of such Bylaws allows for repeal of existing Bylaws and adoption of new Bylaws by a majority vote of all members of the Board at any regular or special meeting;

WHEREAS, the Board finds it necessary to amend certain Bylaws, providing for the combination of the position of Secretary and Treasurer of the Agency;

WHEREAS, the Board also finds it necessary to add a provision to the bylaws, providing for the appointment of an interim Secretary in the event the duly elected Secretary is unavailable.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE IDAHO FALLS REDEVELOPMENT AGENCY OF THE CITY OF IDAHO FALLS, IDAHO, AS FOLLOWS:

Section 1: That Section 2 of Article III of the Bylaws is hereby repealed.

Section 2: That the Bylaws are hereby amended by the addition thereto of a new Section 6 of Article III of the Bylaws to read as follows:

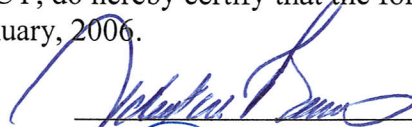
Section 2. The Board of Commissioners shall elect the Chairperson, Vice Chairperson, Secretary, Treasurer, and such other officers as are deemed necessary for a term of one (1) year and until his or her successor is duly elected and qualified. Such elections shall occur at the regular meeting held in November. Officers elected at that meeting shall hold office until the regular


meeting the following November. The offices of Secretary and Treasurer may be combined into one office at the discretion of the Board of Commissioners. Further, the Board of Commissioners may designate the Administrative Secretary of the Agency, who, as of the effective date of these Bylaws is Carolyn Mende, as the individual to be designated as an alternate Secretary to the Board of Commissioners in the absence of the regularly appointed Secretary.

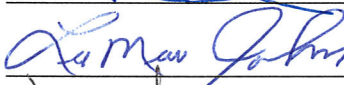
Section 3: That the Executive Director and Secretary are hereby authorized to distribute a copy of this resolution to all media representatives and other interested persons and to assure that the Board's meetings shall comply with the Idaho open meeting law.

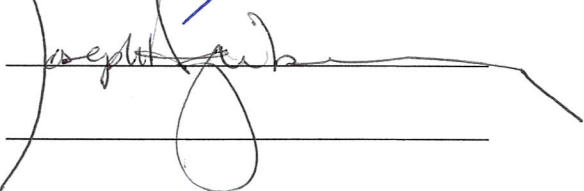
Section 4: That this Resolution shall be in full force and effect immediately upon its passage and approval.

WE, THE UNDERSIGNED, being all members of the Board of Commissioners of IDAHO FALLS REDEVELOPMENT AGENCY, do hereby certify that the foregoing Resolution was adopted on the 19th day of January, 2006.

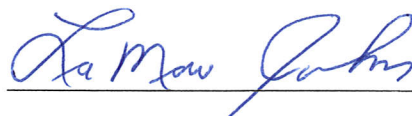








I, the undersigned, Secretary of the Board of Commissioners of the Idaho Falls Redevelopment Agency, hereby certify that the foregoing Resolution was duly adopted by the Agency on the 19th day of January, 2006.



Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

11/16/2017

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Idaho Falls

* b. Employer/Taxpayer Identification Number (EIN/TIN):

(b) (4)

* c. Organizational DUNS:

0920270100000

d. Address:

* Street1:

308 Constitution Way

Street2:

* City:

Idaho Falls

County/Parish:

* State:

ID: Idaho

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

83405-0220

e. Organizational Unit:

Department Name:

Community Development Services

Division Name:

Planning

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Kerry

Middle Name:

* Last Name:

Beutler

Suffix:

Title:

Assistant Planning Director

Organizational Affiliation:

City of Idaho Falls

* Telephone Number:

208-612-8278

Fax Number:

208-612-8520

* Email:

kbeutler@idahofallsidaho.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-17-07

* Title:

FY18 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Idaho Falls Coalition Brownfields Assessment Grant funds will be used to develop a brownfield inventory, conduct Phase 1 and Phase 11 ESAs, create cleanup/reuse plans, and public outreach.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

ID02

* b. Program/Project

ID02

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

10/01/2018

* b. End Date:

09/30/2021

18. Estimated Funding (\$):

* a. Federal	600,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	600,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☐ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

* First Name:

Rebecca

Middle Name:

* Last Name:

Noah Casper

Suffix:

* Title:

Mayor

* Telephone Number:

208-612-8235

Fax Number:

* Email:

RCasper@idahofallsidaho.gov

* Signature of Authorized Representative:

Lisa A Farris

* Date Signed:

11/16/2017